

AA-2006-1808-PMLA

CASE No. \_\_\_\_\_

ENV No. EA-2006-1809-MND

APC: North Valley

DATE FILED: 3/10/06 HEARING DATE/TIME: 2/22/07 1:20 PM APPEALED \_\_\_\_\_

COMPANION CASE: ZA-2006-2026-ZV

SITE ADDRESS: 10525 N. Las Lunitas Avenue

LEGAL DESCRIPTION: Portion of Lot 139, Arb 4, Zachau Tract MS 47-11/12  
(LOT-ARB-BLOCK-TRACT)

PIN: 207B1971346 ZONE: R1-1 CD: 2

PROJECT REQUEST: Lot split - to create a second single family home lot.

COMMUNITY PLAN AREA: Sunland-Tujunga - Lake View Terrace

LAND USE DESIGNATION: Low Res - R1, RS, RES Shadow Hills - East LaTun Canyon

SPECIFIC PLAN/CDO/PDO/ICO/DRB/HPOZ/HILLSIDE/SLOPE DENSITY/MELLO ACT COMPLIANCE: Hillside Grading Ordinance Exemption Area

COMMUNITY PLANNING BUREAU AUTHORIZATION FORM: \_\_\_\_\_

DISTRIBUTION DATE: MAY 01 2006 ENVIRONMENTAL DATE: \_\_\_\_\_

HOLD STATUS/REASON: \_\_\_\_\_

ENGINEERING REPORT RECEIVED: 7/20/06 TRANSPORTATION: \_\_\_\_\_

BUILDING AND SAFETY-ZONING: 8/8/06 GRADING: \_\_\_\_\_

FIRE: 5/25/04 STREET LIGHTING: \_\_\_\_\_ OTHER: \_\_\_\_\_

LETTER OF DETERMINATION: \_\_\_\_\_ APPEAL TIME LIMIT \_\_\_\_\_

OWNER ADDRESS LABEL HERE  
Vijay Chynn  
10525 N. Lunitas Ave.  
Tujunga Cal. 91042  
818 293-1061

REPRESENTATIVE ADDRESS LABEL HERE  
Robert B. Lamishaw  
JAL Zoning Services, Inc.  
6263 Van Woys Blvd.  
Van Woys, Cal. 91401  
818 281-0016

[Home](#) [Back](#) [Department of Building and Safety](#)

# PARCEL PROFILE REPORT

Report Execution Date: October 15, 2007 - 11:44 AM

Job Address(es) -

1) 10521 N. LAS LUNITAS AVE., 91042

## 1. PARCEL LEGAL DESCRIPTION INFORMATION:

Legal Description:

Tract : ZACHAU TRACT

Block :

Lot : 139

Arb : 6

Modifier: PT

Map Reference Number for Tract Recordation: M B 47-11/12

Parcel ID Number; (PIN): 207B197 1344

Assessor Parcel Number: 2566-015-059 [click on APN to see map](#)

## 2. BASIC ZONING INFORMATION FOR PARCEL:

Alquist-Priolo Fault Zone: NO

Council District: 2

Community Redevelopment Area: NO

District Map: 207B197

Flood Hazard Zone: NO

Hillside Grading Area: YES

Hillside Ordinance Area: NO

Planning Area & Community Name: Sunland-E LaTuna Cyn-Lakevw Ter-Shadow Hls-Tujunga

Zone(s): R1-1

## 3. GEOGRAPHICALLY ORIENTED" PARCEL INFORMATION:

Building and Safety Branch Office: VN

Census Tract: 1011.10

Environmentally Sensitive Area: YES

Energy Zone: 9

High Wind Area: YES

Lot Cut Date: 03/22/1949  
Parcel Area (sqft): 5813.4  
Thomas Brothers Map Grid: 504-A3

#### 4. CITY DOCUMENTS ASSOCIATED WITH PARCEL:

City Planning Cases: CPC-2004-7771-ICO  
Interim Control Ordinance: Sunland (ICO)  
Ordinance: ORD-176908  
Zoning Administrator's Case: ZA-2006-2026-ZV  
Zoning Information File: 1) ZI-1802 Hillside Grading  
Ordinance Exemption Area  
2) ZI-2347 Sunland (ICO)

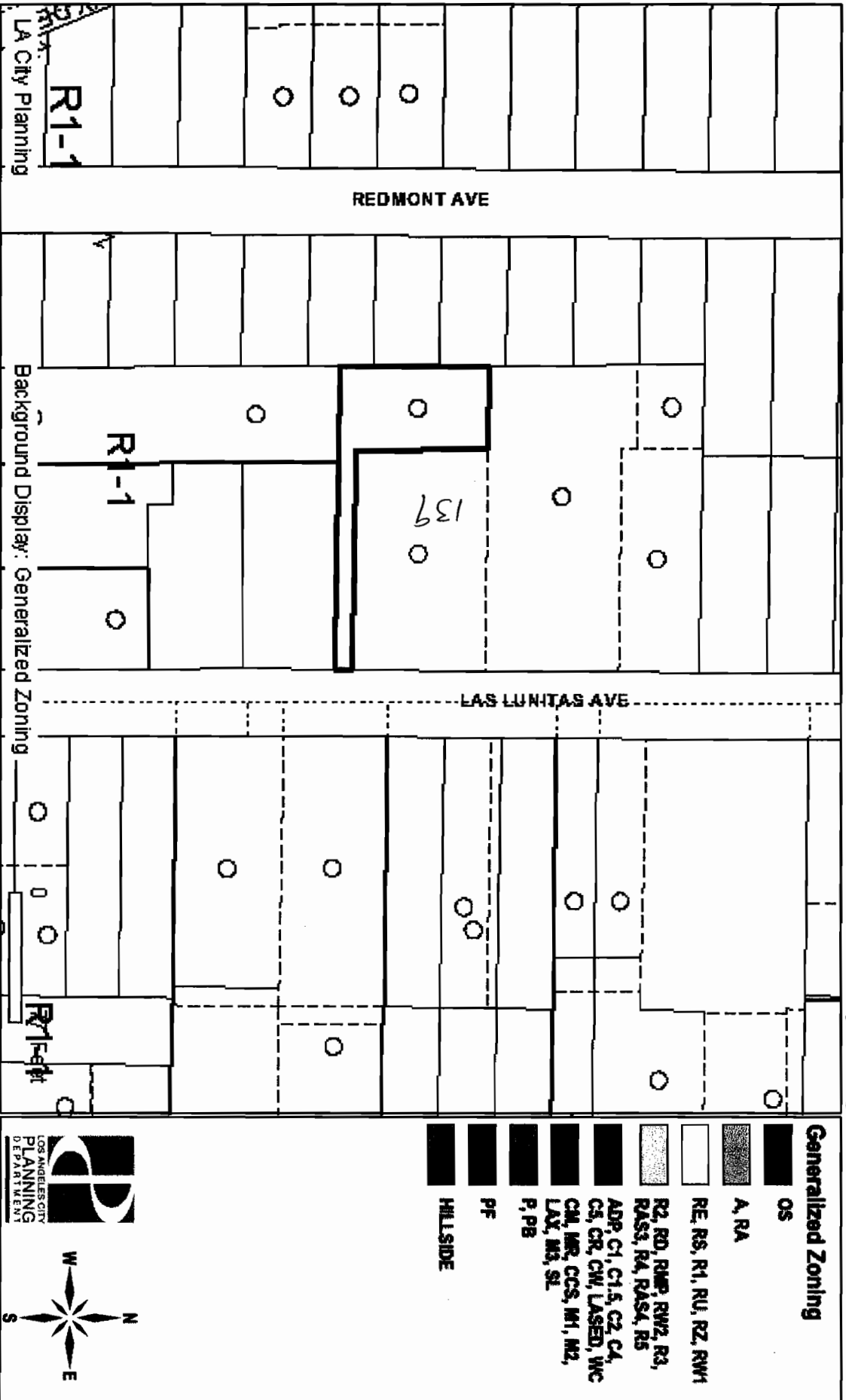
#### 5. OTHER PARCEL RELATED INFORMATION:

Seismic Gas Shut Off Valve Installed: NO

#### Parcel Profile Report Disclaimer

The purpose of this application is to allow easy access and visual display of city parcel legal and zoning information as a convenience to our customers. Every reasonable effort has been made to assure the accuracy of the data provided; nevertheless, some information may not be completely accurate and more importantly, it may need to be properly interpreted by city staff. The City of Los Angeles assumes no responsibility arising from the use of this information and it is provided without a warranty of any kind, either expressed or implied. We do not recommend basing important business, legal, or real estate transactions solely on this information without receiving validation and interpretation of the data from staff at your nearest LADBS branch office.

--- Parcel Profile Report Definitions ---



Address: 10521 N LAS LUNITAS AVE  
 APN: 2566015059  
 PIN #: 207B197 1344

Tract: ZACHAU TRACT  
 Block: None  
 Lot: PT 139  
 Arb: 6

Zoning: R1-1  
 General Plan: Low Residential

**Generalized Zoning**

- OS
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5
- ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC
- CM, MR, CCS, M1, M2, LAX, M3, SL, P, PB
- PF
- HILLSIDE

LOS ANGELES CITY PLANNING DEPARTMENT

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING  
ADVISORY AGENCY/ DIVISION OF LAND

**PUBLIC HEARING NOTICE**

This notice is sent to you because you own property or are an occupant residing within 500 feet of a site for which an application requesting permission to subdivide, as described below, has been filed with the City Planning Department, Advisory Agency. You are invited to attend the public hearing at which interested persons may ask questions or present testimony regarding the application.

Hearing By:	Parcel Map Unit/ Division of Land	Case No.:	AA 2006-1808-PMLA ZA-2006-2026-ZV
DATE:	Thursday February 22, 2007	CEQA No.:	ENV 2006-1809-MND
TIME:	1:20 PM	Address:	10525 N. Las Lunitas Avenue
PLACE:	Marvin Braude Building First Floor Conference Room, 6262 Van Nuys Boulevard Van Nuys CA 91401	Council No.:	2
		Plan Area:	Sunland-Tujunga
		Zone:	R1-1
		Neighborhood Council:	Sunland-Tujunga
Contact Staff:	Susan Palmas	Applicant:	Vijay Chum
Phone No.:	213 978-1333	Representative:	Robert Lamishaw
	email: Susan.Palmas @lacity.org	Contact No.:	818 781-0016

**PROPOSED PROJECT:** Preliminary Parcel Map for a 2-lot single-family subdivision over a 10,560 square foot parcel in the existing R1-1 zone. Also, a Zoning Administrator's Adjustment to permit a reduced lot width of 40-feet in lieu of the 50-feet required, and a reduced lot area of 4,880 and 4,860 square feet in lieu of the 5,000 square feet required in the R1-1 zone. Additionally, there is a request for a mid-point variance.

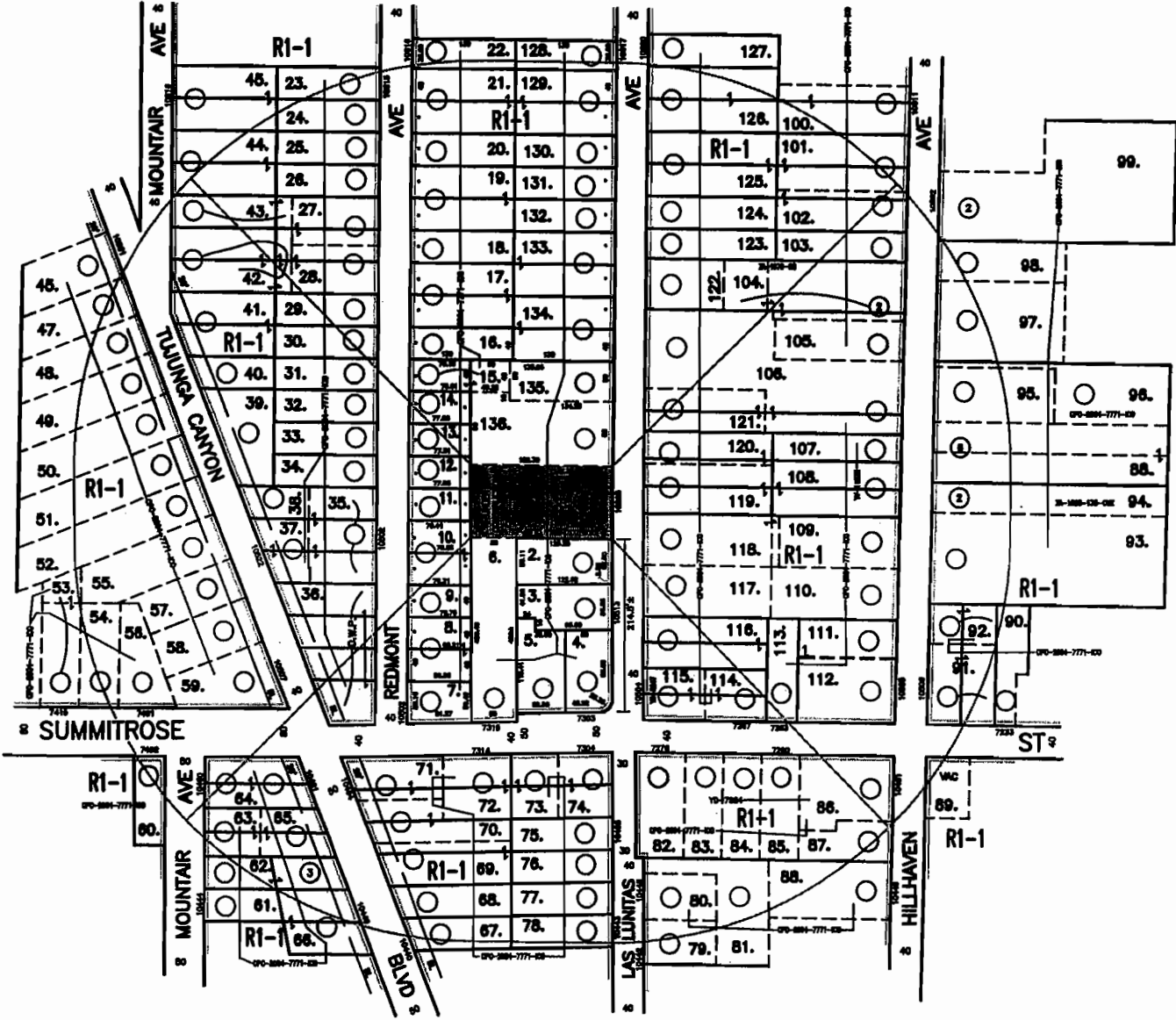
The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this parcel map application. The environmental impact will be among the matters considered at the hearing. The Advisory Agency will consider all the testimony presented at the hearing and any written communication received prior to or at the hearing, as well as the merits of the application as it relates to existing environmental regulations, the State Subdivision Map Act and the Los Angeles Municipal Code.

**REVIEW OF FILE AND WRITTEN CORRESPONDENCE:** Written comments may be delivered to and the file may be reviewed up to the day before the public hearing, at the following address:

City Planning Department  
Division of Land/Parcel Map Unit  
200 North Spring Street Room 750  
Los Angeles CA 90012  
Open Monday-Friday 9AM to 4 PM

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** The determination of the Advisory Agency will become effective 15 days from the decision date unless an appeal to the Area Planning Commission has been submitted on Form CP-7769. Pursuant to Ordinance 176,321 Parcel Map determinations are only appealable to the Area Planning Commission—not to the City Council. If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the Staff Contact Number listed above. Traductores u otro tipo de servicio puede ser proveído si se solicita. Para asegurar que este tipo de servicio sea disponible, favor de solicitarlos por lo menos 3 días (72 horas) antes de la audiencia llamando al teléfono mencionado.



# AA - 2006 - 1808 - PMLA

LEGAL: FOR LOT 136, ARS 4 & 6, ZACHAU TRACT, M B 47-11/12

NEW T.B.	
PAGE	504
GRID	A-3
C.D.	2 - GREVEL
C.T.	1011.10
P.A.	SUNLAND-TUJUNGA- LAKE VIEW TERRACE- SHADOW HILLS- EAST LA TUNA CANYON

**PRELIMINARY PARCEL MAP  
& ZONE VARIANCE**

CAD GRAPHICS BY

**JPL Zoning Services, Inc.**  
8263 Van Nuys Blvd  
Van Nuys, CA 91401  
(818)781-0016

CASE NO:	
DATE:	02-28-06
DRAWN BY:	JPL ZONING SERVICES
D.M. OR CAD:	207B197, 204B197
SCALE:	1"=100'
USES:	FIELD
CONTACT PERSON:	ROBERT LAMISHAW
PHONE NO:	818-781-0016

NET ACRES  
= 0.38 Acres

**NORTH**

JPL-4859RM

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JANE ELLISON USHER  
PRESIDENT

WILLIAM ROSCHEN  
VICE-PRESIDENT

DIEGO CARDOSO  
REGINA M. FREER  
ROBIN R. HUGHES  
ANDRES F. IRLANDO

SABRINA KAY  
FR. SPENCER T. KEZIOS  
CINDY MONTAÑEZ  
MICHAEL K. WOO

GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP  
DIRECTOR  
(213) 978-1271

EVA YUAN-MCDANIEL  
ACTING DEPUTY DIRECTOR  
(213) 978-1399

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270

www.lacity.org/PLN

Decision Date: **April 11, 2007**

Appeal Period Ends: **April 26, 2007**

Vijay Chum (O)  
10525 N. Las Lunitas Avenue  
Tujunga, CA 91042

Robert B. Lamishaw (R)  
JPL Zoning Services, Inc.  
6263 Van Nuys Boulevard  
Van Nuys, CA 91401

Case No. AA-2006-1808-PMLA  
10525 N. Las Lunitas Avenue  
Sunland-Tujunga-Lake View Terrace-  
Shadow Hills-East LaTuna Canyon  
Planning Area  
Certified Neighborhood Council:  
Sunland-Tujunga  
Zone: R1-1  
D. M.: 207B197  
C. D.: 2  
CEQA: ENV-2006-1809-MND  
Legal Description :Portion of Lot 139,  
Arb 4, Zachau Tract

In accordance with provisions of Sections 17.52A and 17.53 E. of the Los Angeles Municipal Code, and pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency disapproved Parcel Map AA-2004-4418-PMLA for creation of a two parcel single family development. The Advisory Agency's disapproval was made pursuant to the following findings:

**THE PROPOSED PARCEL MAP IS NOT IN COMPLIANCE WITH THE ZONE CODE AND OTHER ORDINANCES OF THE CITY OF LOS ANGELES**

Proposed Parcels A and B have substandard lot widths of 40 feet in lieu of the minimum lot width of 50 feet, and substandard lot areas of 4,880 and 4,860 square feet, respectively, in lieu of the minimum lot area of 5,000 square feet, required by the R1 zone. The proposed parcel lot areas are also inconsistent with the requirement of the Sunland Interim Control Ordinance (No. 176,908) which states that lots in the R1 zone must have a minimum lot area of at least 8,000 square feet.

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
CITY PLANNING COMMISSION  
JANE ELLISON USHER  
PRESIDENT  
WILLIAM ROSCHEN  
VICE-PRESIDENT  
DIEGO CARDOSO  
REGINA M. FREER  
ROBIN R. HUGHES  
ANDRES F. IRLANDO  
SABRINA KAY  
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CITY OF LOS ANGELES  
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(213) 978-1270  
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Shadow Hills-East LaTuna Canyon  
Planning Area  
Certified Neighborhood Council:  
Sunland-Tujunga  
Zone: R1-1  
D. M.: 207B197  
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*LA's the Place*

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**THE PROPOSED MAP IS NOT CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The proposed map does not conform to the adopted Sunland-Tujunga-Lake View Terrace-Shadow Hills-East LaTuna Canyon Community Plan, which designates the subject property for Low Residential density with the corresponding zones of R1, RS and RE9. The lot areas of 4,880 and 4,860 square feet for Parcels A and B are less than the minimum lot area of 5,000 square feet required by the R1 zone which, of the three corresponding zones, requires the least amount of lot area.

**THE PRELIMINARY PARCEL MAP IS NOT CONSISTENT WITH THE EXISTING SCALE, PATTERN OR ORIENTATION OF LOTS FOUND ON BOTH SIDE OF THE SAME BLOCK.**

Section 17.52 A.2. of the Los Angeles Municipal Code allows the Advisory Agency to disapprove a preliminary parcel map if it:

*"...fails to provide acceptable lot design or lot sizes which closely conform to the size of contiguous or nearby lots on the same street or results in reorientation of a lot or parcel in such a manner as to be detrimental to adjoining properties or the surrounding neighborhood."*

Proposed Parcels A and B have substandard lot width and lot areas. The proposed substandard lot widths of 40 feet are less than the predominate lot widths of 50, 52, 56, 58 and 80 feet for adjacent and surrounding lots. The proposed substandard lot areas are less than the predominate lot areas of 5,170, 5,794, 6,100, 6,800 and 11,200 square feet for the lots on the east and west sides of Las Lomas Avenue adjacent to the subject property. The proposed preliminary parcel map creates lot sizes that do not conform to the size of nearby and contiguous lots on the same street.

**FINDINGS OF FACT (CEQA):**


On April 19, 2006, the Environmental Staff Advisory Committee of the Planning Department granted the proposed project Mitigated Negative Declaration No. ENV-2006-1809-MND.

The above action will become effective upon the mailing of this letter, unless an appeal to the North Valley Area Planning Commission has been submitted within 15 calendar days of the mailing of said letter. Such appeal must be submitted and receipted in person on Form CP-7769 before 5:00 p.m. April 26, 2007. Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency. **Appeal forms are available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).**

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No requests for appeals received by mail will be accepted.

S. Gail Goldberg, AICP  
Advisory Agency

  
LYNN HARPER  
Deputy Advisory Agency

SGG:MSYY:LH:MW

cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 207N197  
Bureau of Street Lighting  
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

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No requests for appeals received by mail will be accepted.

S. Gail Goldberg, AICP  
Advisory Agency



LYNN HARPER  
Deputy Advisory Agency

SGG:MSYY:LH:MW

cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 207N197  
Bureau of Street Lighting  
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

Building & Safety Dept. Grading Section Room 300-1, 201 N. Figueroa St. MAIL STOP 115	Department of Planning Cartography Unit Sixth Floor, 200 N. Spring Street MAIL STOP 994	Bureau of Street Lighting 600 S. Spring Street, Room 810 MAIL STOP 545
Building & Safety Dept. Zoning Section Room 300-P, 201 N. Figueroa St. MAIL STOP 115	Department of Transportation Room 600, 201 N. Figueroa Street Attn: Robert Takasaki MAIL STOP 725	Fire Department Hydrant Unit Room 920, City Hall East MAIL STOP 250
Recreation and Parks Room 709, City Hall East MAIL STOP 682	Bureau of Engineering Surveying and Mapping 600 South Spring Street, 3rd Floor MAIL STOP 230	( Parcel Map Only) Div. Services/Land Development Attn: John or Claudia MAIL STOP 901
Street Tree Division 600 South Spring Street, 10th Floor MAIL STOP 550	Neighborhood Planning City Planning Department 200 N. Spring Street, 6 <sup>th</sup> Floor MAIL STOP 395	Valley Neighborhood Planning 6251 Van Nuys Blvd. Van Nuys, CA 91401 MAIL STOP 366-A
Planning Liaison Council District No. ____ MAIL STOP ____	Lynette Berg Robe, Chair Mulholland Scenic Parkway 12711 Ventura Blvd., Suite 450 Studio City, CA 91604	City Planning Department Document Imaging 200 N. Spring Street, 6 <sup>th</sup> Floor MAIL STOP 395
Name & Address <u>SINC</u> <u>7747 Foothill #101</u> <u>Tujunga, CA 91042</u>	Name & Address <u>Alexandra Squiers</u> <u>10549 Vinych Ave.</u> <u>Tujunga CA 91042</u>	Name & Address _____ _____ _____
Name & Address <u>CINDY CLEGHORN</u> <u>10034 Commerce Ave</u> <u>Tujunga, CA 91042</u>	Name & Address _____ _____ _____	Name & Address _____ _____ _____
Name & Address <u>Liz Toton + Gil Larimore</u> <u>10518 Las Lunitas Ave</u> <u>Tujunga CA 91042</u>	Name & Address _____ _____ _____	Name & Address _____ _____ _____

MAILING LIST FOR PARCEL MAP NO.

AA-2006-1808-PMLA

PRINT CLEARLY. THIS SHEET WILL BE COPIED DIRECTLY ONTO LABELS

10525 W. Las  
Lunitas  
Ave



**JPL Zoning Services, Inc.**  
6263 Van Nuys Blvd, Van Nuys, CA 91401-2711  
Phone: 818-781-0016 FAX: 818-781-0929  
e-mail: lamishaw@jplzoning.com

Memo to PARCEL MAP SECTION

Case No. AA-2006-1808 - PMLA

Address: 10525 N, LAS LUNITAS AVE. :

**Applicant's representative, Robert Lamishaw, will be out of town for the following dates:**

**March 20 through April 7,  
April 24, May 19, June 3 through June 23,  
August 11<sup>th</sup> through 20<sup>th</sup>, 2006**

**And**

**October 28 through November 11, 2006**

**Please do not schedule this PPM during these dates.**

**Thank you.**

AFFIDAVIT OF MAILING NOTICE  
OF  
DECISION LETTER

City Planning Commission  
Case No. \_\_\_\_\_

Deputy Advisory Agency  
Tentative Tract No. \_\_\_\_\_

Zoning Administrator  
Case No. \_\_\_\_\_

Parcel Map No. AA-2006-1808-PM4

Board of Zoning Appeals  
Case No. \_\_\_\_\_

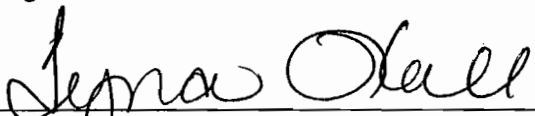
Coastal Permit  
Case No. \_\_\_\_\_

Private Street No. \_\_\_\_\_

I, TYNA HALL certify that I am an employee of the City of Los Angeles, DEPARTMENT OF CITY PLANNING, State of California, and I did, on the 11<sup>th</sup> day of April, 2007, mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as indicated below, a decision letter on the case indicated above, a true copy of which is attached.

- Public hearing sign-in sheet(s) dated 2-22-07
- Tenant notice (condo conversions and demolitions)
- Board of Public Works
- Engineering
- State Coastal Commission (including two copies of radius map)
- Council Office No. 2
- Community Development Department
- Applicant and representative (where indicated)
- Other (SEE ATTACHED SIGN IN SHEET)

There is a regular daily communication and service by mail between the City of Los Angeles and each of the addresses to which notices were mailed.

  
\_\_\_\_\_ Hearing Notice Clerk



**City of Los Angeles  
Department of City Planning**

10/15/2007

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

10521 N LAS LUNITAS AVE

**ZIP CODES**

91042

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2004-7771-ICO  
ORD-176908  
ZA-2006-2026-ZV  
AA-2006-1808-PMLA

**Address/Legal Information**

PIN Number:	207B197 1344
Area (Calculated):	5,813.0 (sq ft)
Thomas Brothers Grid:	PAGE 504 - GRID A3
Assessor Parcel Number:	2566015059
Tract:	ZACHAU TRACT
Map Reference:	M B 47-11/12
Block:	None
Lot:	PT 139
Arb (Lot Cut Reference):	6
Map Sheet:	207B197

**Jurisdictional Information**

Community Plan Area:	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon North Valley Sunland - Tujunga CD 2 - Wendy Greuel 1011.10 Van Nuys
Area Planning Commission:	
Neighborhood Council:	
Council District:	
Census Tract #:	
LADBS District Office:	

**Planning and Zoning Information**

Special Notes:	None
Zoning:	R1-1
Zoning Information (ZI):	ZI-1802 Hillside Grading Ordinance Exemption Area ZI-2347 Sunland (ICO) Low Residential See Plan Footnotes Sunland
General Plan Land Use:	None
Plan Footnote - Site Req.:	No
Additional Plan Footnotes:	No
Specific Plan Area:	None
Design Review Board:	No
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Not Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

**Assessor Information**

Assessor Parcel Number:	2566015059
L.A. County Ownership Info:	KHALAFYAN, HAMLET 10521 LAS LUNITAS AVE TUJUNGA CA 91042
City Clerk Ownership Info:	KHALAFYAN, HAMLET 10521 LAS LUNITAS AVENUE TUJUNGA CA 91042
Parcel Area (Approximate):	5,837.0 (sq ft)



**From:** Lynn Harper  
**To:** Paul Mullis; Susan Palmas  
**Date:** 10/19/2007 1:10 PM  
**Subject:** the appeal of Las Lunitas AA 2006-1808 was continued

Hi

Robert Lamishaw asked to have this item continued until Jan 19th 2008 so he and his client can work with the Neighborhood Council. We did spend an hour talking to the APC about the case any way. They were nice about the mistake about the ICO.....Several members of the community were there in opposition. I spoke with Lamishaw about the suspect lot in the back...he says he has the deeds/land records to prove it is a legal lot. I asked him to meet with Paul and Susan to show proof that it was a legal lot. So please call him at 818 781-0016 at your convenience and ask him to bring in this proof....let me know what you think afterwards...thanks



### Division of Land

#### Parcel Maps

City Hall • 200 N. Spring Street, Room 763 • Los Angeles, CA 90012



DATE: 7/10/07

TO: Robert Lamishaw

FROM: Susan Palmas  
City of Los Angeles  
Planning Dept

SUBJECT: SCHEDULING OF APPEAL

No. of pages faxed 2

Following is an "Agreement to Extend Time" for the Appeal of Parcel Map AA-2666-1808-  
Pmlur  
Address: 10525 W. Las Virgenes ave.

If you can please fax back with your signature, as soon as possible, so that we can schedule your appeal with the Commission. Thank you.

Fax back to: Susan Palmas  
(213) 978-8115  
1343

NOTE

North Valley Area Planning Commission      18 October 2007  
Re: 10525 Las Lunitas  
AA-2006-1808-PMLA-1A

My name is Tomi Lyn Bowling, I am a long time resident and real estate broker in Sunland Tujunga.

I am also on the Design Advisory Committee of the Sunland Tujunga Neighborhood Council but we have submitted a letter outlining the position of the DAC as a group, earlier. That decision was reviewed by the DAC, Monday, and the position has not changed. The DAC does not support a lot split that would create another substandard lot.

I am speaking to you now as a resident and community activist, not just on behalf of the DAC.

By far the biggest problem we encounter in the community is the problems that occur because of the substandard lot sizes that were created many years ago to address different problems.

In the early 1900s, ie; 30-50s, in order to facilitate small homes for the ranch hands that worked the farms and ranches here, in La Canada and La Crescenta, some small lots were created for those tiny homes. The lots did not need to be any larger because the size of the homes was very small, in many cases, 500, 600, 700 square feet, in summary most were well under 1000 sf.

Today Sunland Tujunga's most significant outcry is from neighbor complaints regarding those substandard lots being built into large homes. There is a ripple effect from that, in terms of more cars, less parking space, more traffic, more users of electricity, water, more concrete and less permeable land, etc.

To make a long story short, it would be irresponsible planning of land use on our part, as community members, if we did not make a loud statement in opposition to any lot being divided in such a way as to create another substandard lot size.

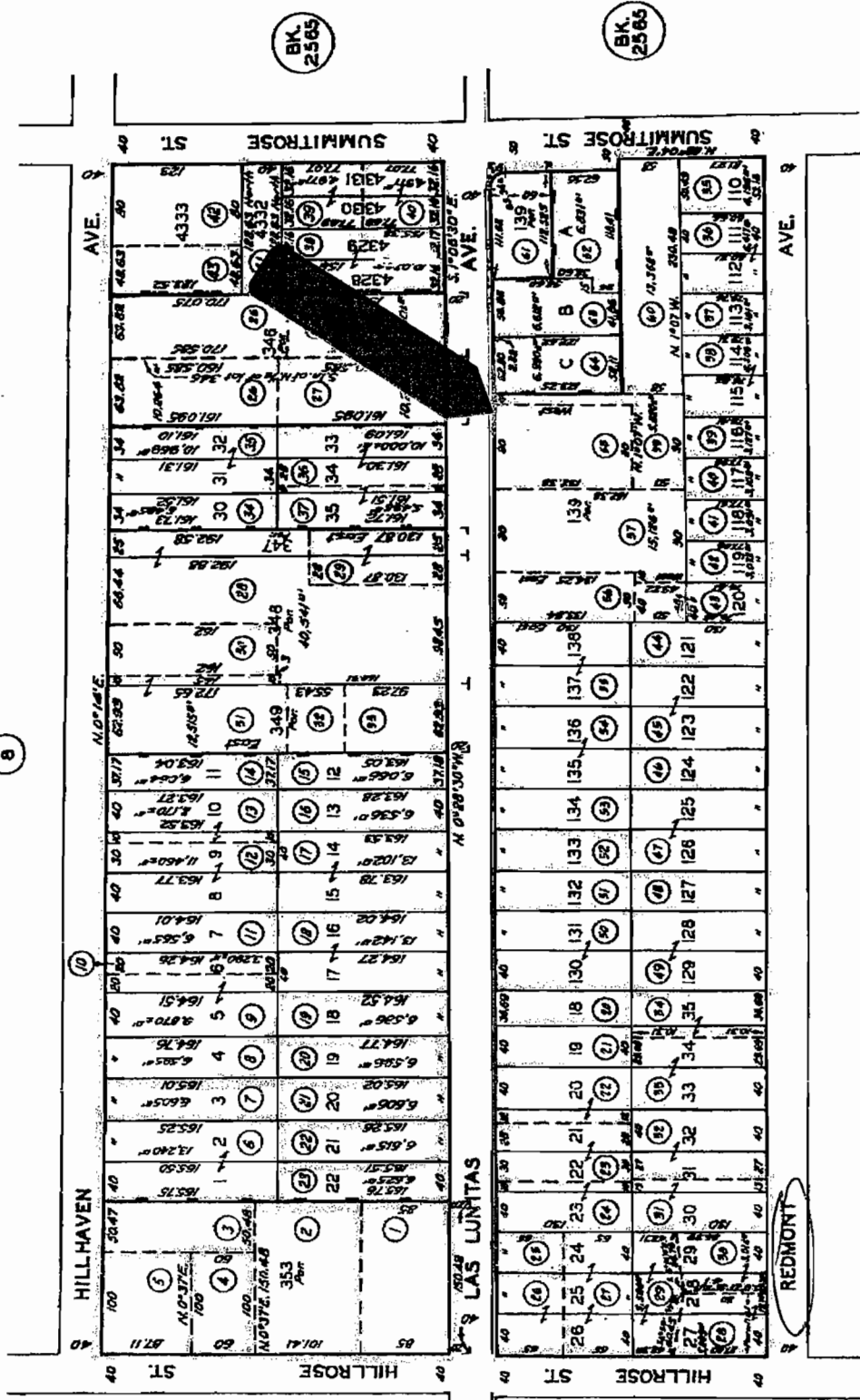
Provided herewith are papers from a research project I completed in March of 2004 where an application was submitted to you for a lot split, just two blocks away from this project, into five lots. This subdivision was denied and the applicant was told he could subdivide into three lots only, in order to keep the lots a standard size for the neighborhood, each lot then would be over 10,000sf. The average lot size in this area is actually quite large as you can see by the highlights. I have highlighted all lots that are tied together or larger than just one lot. There are not many left that are not highlighted but I can tell you that many of those lots are not legally tied but may as well be as they are not used as single lots.

An approval of this appeal would give the lot owner two of the smallest lots in the area and would open the door to an enormity of applications to do the same by developers which we/I strongly oppose. Please do not grant this appeal and uphold the original finding.

Thank you for your time and attention.

Tomi Lyn Bowling – resident and Real Estate Broker  
8545 Tujunga Valley Street  
Sunland CA 91040  
Recording Secretary of the STNC DAC  
Member of DAC since 2001 (at its inception)

2566 10  
SCALE 1" = 100'



BK. 2565

BK. 2585

38x80

ZAL TRACT M.B. 47-11-12  
PARTIAL MAP P.M. 2-49

13

2

Sunland Tujunga Design Advisory Committee

Re: Hillhaven Project

I was asked to do a research project to work out the average lot size and house size for this area.

I had to correlate information from three sources. The first is the map given by Sanjar, the developer in question. The second source was from Fidelity Title Company. The third source from Southland Title Company. These had discrepancies among them so I had to look up each individual property to understand why the discrepancy and clear it up.

There is much information on Sanjar's map that is incorrect. Given his recent history in handling of truth – this leads one to wonder why that would be the case.

**For example there were several lots (11) noted as “substandard frontages”. In further researching I found there are lots that are combined together. This reduced the number of “substandard frontages” to 3 lots where Sanjar represents that there are 11 substandard frontages. That is simply a FALSE bit of information. See factual map highlighted and attached.**

I have attached property profile samples, color coded, along with the corresponding plat map, to show you some specific examples of lot sizes versus house size. I can take an average, eliminating units or duplexes (there are two) from the picture. However, I do not think that averaging fully illustrates the point, where these specifics do:

West side of Hillhaven:

<b>Address</b>	<b>Lot Size</b>	<b>Building Size (sf=square feet)</b>
10643 Hillhaven	8,699sf lot	1,068 sf house
10641	7,349	495
10635	13,238	1,629 *2 lots tied together
10627	6,599	818
10625	6,595	818
10623	9,866	2,521
10611/15	9,845	2,449
10607/10567	11,478	1,074 *2 lots tied together
10563	8,168	1,304
10559	6,064	564
10555	12,515	2,121
10547	8,098	1,018
<i>10545</i>	<i>40,537</i>	<i>2,470 DUPLEX</i>
10535/33/31	10,947	1,989
10525	10,263	1,995
10517	10,877	1,062

Sanjar's map ends at this point on the street so that is how far I took it.

East side of Hillhaven:

<b>Address:</b>	<b>Lot Size</b>	<b>Building Size</b>
Corner of Hillhaven/Hillrose	lot is not used as it is Hillrose	
10642 Hillhaven	8,256sf	1,290sf
10642 ½	7,190	1,007
10630	32,770	1,442
10620	21,750	1,792
10614	21,750	1,826
10608	8,450	1,114
<i>10604</i>	<i>Subject</i>	
10558	8,000	1,570
10554/48/46	16,000	972
10540	10,200	476
10530	21,780	Five Units
10528	11,020	2,850
10520	32,770	1,736

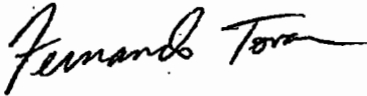
Although both sides of Hillhaven Avenue is zoned R1-1, the existing pattern consists of lot sizes substantially larger the minimum required by the R1-1 Zone and all have their access and frontage on Hillhaven Avenue as described in the Background section above. While there remain a few large lots on this block with the potential to be subdivided, given the size and configuration of these remaining lots, it is likely that any proposed subdivision would likely result in 3 lots or less with a flag lot design.

The proposed design was found to be out of conformance with the existing configuration, pattern and density of surrounding lots and was found to be intrusive to the abutting single family lots; and, the inclusion of a private street is a substantial deviation from the existing street grid and is not in keeping with the rural character of the area. The approval of a 5-lot subdivision would set a precedent inconsistent with the surrounding pattern. Although a private street is necessary to provide frontage and access to any proposed map on the subject site, in approving a three lot subdivision, the Advisory Agency ensured that the proposed map was consistent and more in keeping with the character and density of surrounding lots and less intrusive to the adjoining single-family lots.

**Staff Recommendation:**

In consideration of the foregoing, it is submitted that the Advisory Agency acted reasonably in approving Tentative Tract 60410 for a 3-lot subdivision and staff recommends that the decision of the Advisory Agency be sustained and the appeal be denied.

Prepared by:



Fernando Tovar  
City Planning Associate  
EGL/FT

CITY OF LOS ANGELES PLANNING DEPARTMENT **SPEAKER CARD**

Please PRINT LEGIBLY and submit card to the commission staff when completed.



DATE: **October 18, 2007**

ITEM NO. **3**

CASE NO.: **AA 2006-1808-PMLA-1A**

I wish to speak before the: **NORTH VALLEY AREA PLANNING COMMISSION**

**CHECK MARK GENERAL PUBLIC COMMENT, OR TO SPEAK FOR OR AGAINST THE APPEAL OR PROPOSAL**

FOR APPEAL      ( ) FOR PROPOSAL      ( ) GENERAL COMMENTS

( ) AGAINST APPEAL      ( ) AGAINST PROPOSAL      ( ) RECOMMEND CHANGES

Name: Robert Lamisbauer Business or Organization Affiliation: JPL Zoning Srus

Address: 6263 Van Nuys Van Nuys CA 91401

Street City State Zip

Representing:  Mayor  Council District No. : \_\_\_\_\_

Applicant/Representative  Appellant/Representative

Business phone: 818-781-0016  Certified Neighborhood Council

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: ( ) \_\_\_\_\_

Client Address: \_\_\_\_\_

Street City State

OCT 25 2007

SLK ZIP



CITY OF LOS ANGELES PLANNING DEPARTMENT  SPEAKER CARD  
Please PRINT LEGIBLY and submit card to the commission staff when completed.

Date: **October 18, 2007**

ITEM NO. **3**

CASE NO.: **AA 2006-1808-PMLA-1A**

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CHECK MARK GENERAL PUBLIC COMMENT, OR TO SPEAK FOR OR AGAINST THE APPEAL OR PROPOSAL  
 FOR APPEAL       FOR PROPOSAL       GENERAL COMMENTS  
 AGAINST APPEAL       AGAINST PROPOSAL       RECOMMEND CHANGES

Name: Abby Diamond Business or Organization Affiliation: Sunland-Tujunga Alliance  
Address: P.O. Box 123 Tujunga, CA 91042  
Street City State Zip  
Business phone: \_\_\_\_\_ Representing:  Mayor       Council District No.: \_\_\_\_\_  
 Applicant/Representative       Appellant/Representative  
 Certified Neighborhood Council

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: (\_\_\_\_) \_\_\_\_\_

Client Address: \_\_\_\_\_  
Street City State Zip

*Please see reverse of card for important information*

CITY OF LOS ANGELES PLANNING DEPARTMENT SPEAKER CARD

Please PRINT LEGIBLY and submit card to the commission staff when completed.



DATE: October 18, 2007

ITEM NO. 3

CASE NO.: AA 2006-1808-PMILA-1A

I wish to speak before the: NORTH VALLEY AREA PLANNING COMMISSION

CHECK MARK GENERAL PUBLIC COMMENT, OR TO SPEAK FOR OR AGAINST THE APPEAL OR PROPOSAL

( ) FOR APPEAL                      ( ) FOR PROPOSAL                      ( ) GENERAL COMMENTS

AGAINST APPEAL                      ( ) AGAINST PROPOSAL                      ( ) RECOMMEND CHANGES

Name: Cindy Cleghorn Business or Organization Affiliation: Sunland-Tujunga

Address: 10034 Commerce City: Tujunga State: CA Zip: 91042

Business phone: 818-352-1135 Representing:  Mayor                       Council District No. : \_\_\_\_\_

Applicant/Representative                       Appellant/Representative

Certified Neighborhood Council

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: ( \_\_\_\_\_ ) \_\_\_\_\_

Client Address: \_\_\_\_\_ Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

CITY OF LOS ANGELES PLANNING DEPARTMENT  SPEAKER CARD  
Please PRINT LEGIBLY and submit card to the commission staff when completed.

Date: October 18, 2007

ITEM NO. 3

CASE NO.: AA 2006-1808-PMLA-1A

I wish to speak before the: **NORTH VALLEY AREA PLANNING COMMISSION**

CHECK MARK GENERAL PUBLIC COMMENT, OR TO SPEAK FOR OR AGAINST THE APPEAL OR PROPOSAL

<input type="checkbox"/> FOR APPEAL	<input type="checkbox"/> FOR PROPOSAL	<input type="checkbox"/> GENERAL COMMENTS
<input checked="" type="checkbox"/> AGAINST APPEAL	<input type="checkbox"/> AGAINST PROPOSAL	<input type="checkbox"/> RECOMMEND CHANGES

Name: Toni Lynn Barber Business or Organization Affiliation: SMC/DAC

Address: 8545 Tujunga Valley St. Suwanland CA 91040

Street City State Zip

Business phone: \_\_\_\_\_

Representing:  Mayor  Council District No.: \_\_\_\_\_

Applicant/Representative  Appellant/Representative

Certified Neighborhood Council

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: ( \_\_\_\_\_ ) \_\_\_\_\_

Client Address: \_\_\_\_\_ Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

*Please see reverse of card for important information*



***JPL Zoning Services, Inc.***  
California Planning & Zoning

18 October 2007

Ms Fely Pingol  
North Valley Area Planning Commission  
200 N Spring St.  
Room 532  
Los Angeles, CA 90012

REF: AA-2006-1808-PLMA-1A

Dear Fely,

On behalf of my client, Mr. Vic Chum, I respectfully request a postponement of the North Valley Area Planning Commission hearing on this matter until the Commission meeting on January 17, 2008. The applicant is still working with the Neighborhood Council and community members to resolve some outstanding issues and we are optimistic that with this additional time we will be able to generate support from both the NC and local residents. The continuance will allow for more meetings in which we will, hopefully, develop a consensus on this project.

Thank you for your consideration.

Best Regards,

Robert B. Lamishaw

Los Angeles City Planning Department

REQUEST FORM:

EXTENSION OF TIME LIMIT FOR AREA PLANNING COMMISSION DECISION AND/OR REQUEST FOR A CONTINUANCE OF AREA PLANNING COMMISSION DECISION ON LAND USE APPLICATIONS AND APPEALS

This form is to be used to request an extension of the time limit for Planning Commission decisions on legislative and quasi-judicial land use applications and appeals, and/or to request a continuance of the Planning Commission meeting date to decide those applications and appeals.

To Be Completed by the Applicant or Applicant's Representative: (Please Type or Print)

AREA PLANNING COMMISSION: NORTH VALLEY APC

Case No. AA 2006 1800 PMLA 1A

Street Address of Property Involved: 10525 N. LAS LUNITAS AVE

Applicant(s): VIJAY CHVM Representative: ROBERT LAMISHAW

A. Request for Extension of Time Limit: The current time limit for the Planning Commission to decide the subject case [ ] application / [ ] appeal will expire on \_\_\_\_\_. It is hereby requested to extend the time limit for the Planning Commission to act for a period of \_\_\_\_\_ days, or until \_\_\_\_\_.

B. Request for Continuance: The subject case [ ] application / [x] appeal is currently scheduled to be considered by the Planning Commission at its meeting on OCT. 18, 2007. It is hereby requested to continue consideration of this case by the Planning Commission to its meeting on JAN. 17, 2008.

C. Reasons for Request: TO WORK OUT ISSUES WITH NLC + technical questions with Planning.

Signed: [Signature]

Print Name: ROBERT B LAMISHAW

Mailing Address: JPL ZONING SERVICES 6263 VAN NUYS BL

VAN NUYS 1 Zip 91401

Telephone: (818) 781-0016

Date: 10-18-07

10521 N Las Lunitas Ave



Permit #: 04010 - 20000 - 03085  
Plan Check #: B04VN1436 Printed: 08/13/04 10:23 AM  
Event Code:

Bldg-New 1 or 2 Family Dwelling Regular Plan Check Plan Check Submittal	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 08/13/2004
--	--	--

1. TRACT	BLOCK	LOT#	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ZACHAU TRACT		139	6	M B 47-11/12	207B197 1344	2566 - 015 - 059

<b>3. PARCEL INFORMATION</b> Area Planning Commission - North Valley LADBS Branch Office - VN Council District - 2 Certified Neighborhood Council - Sunland-Tujunga Community Plan Area - Sunland-La Tuna Cyn-Lakeview	Census Tract - 1011.10 District Map - 207B197 Environmentally Sensitive Area - YES Energy Zone - 9 Fire District - FBZ	Hillside Grading Area - YES High Wind Area - YES Lot Cut Date - 03/22/1949 Lot Size - IRR Lot Type - Flag
---	--	---

ZONE(S): RI-1 /

**4. DOCUMENTS**

ZI - ZI-1802

**5. CHECKLIST ITEMS**

Combine Elec - Wrk. per 91.107.2.1.1.1	Fabricator Req'd - Glued-Laminated Timber
Combine HVAC - Wrk. per 91.107.2.1.1.1	Fabricator Req'd - Structural Steel
Combine Plumbg - Wrk. per 91.107.2.1.1.1	Special Inspect - Grade Beam/Caisson

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s): Vijay Laxmi Chum	10521 Las Lunitas Ave	LOS ANGELES, CA 91402
Tenant: Applicant: (Relationship: Agent for Owner) Deen Bello -	P O Box 12594	LA CRESCENTA, CA 912245594 (818) 726-1879

**7. EXISTING USE**

**PROPOSED USE**

(01) Dwelling - Single Family  
(07) Garage - Private

**8. DESCRIPTION OF WORK**

NEW 2-STORY SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR GARAGE.

9. # Bldgs on Site & Use: VACANT

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Jin Wen      DAS PC By:  
 OK for Cashier: Jin Wen      Coord. OK:  
 Signature: *[Signature]*      Date: 8/13/04

For information and/or inspection requests originating within LA County,

**Call toll-free (888) LA4BUILD**

Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only  
LA Department of Building and Safety  
VN 07 28 113020 08/13/04 10:39AM

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation:	\$214,000	PC Valuation:	
FINAL TOTAL Bldg-New	12,317.93	Planning Surcharge	Misc Fee 5.00
Permit Fee Subtotal Bldg-New	1,258.40	School District Residential Level 2	9,481.66
Energy Surcharge		Dwelling Unit Construction Tax	200.00
Electrical	327.18	Residential Development Tax	300.00
HVAC	163.59	Permit Issuing Fee	0.00
Plumbing	327.18	<b>FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES</b>	
Plan Check Subtotal Bldg-New	0.00	MAY AMEND THE FIRE HYDRANT FEE ORDINANCE.	
Plan Maintenance	25.17	(LAMC SECTION 91.0304 (b) 8). THE OWNER OF THE	
Fire Hydrant Refuse-To-Pay		PROJECT DESIGNATED IN THIS PERMIT SHALL BE	
E.O. Instrumentation	21.40	OBLIGATED TO PAY TO THE DEPARTMENT A FIRE	
O.S. Surcharge	42.46	HYDRANT FEE IN THE AMOUNT TO BE CALCULATED	
Sys. Surcharge	127.38	PURSUANT TO ANY AMENDMENT TO THE FIRE	
Planning Surcharge	38.51	HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED	
Sewer Cap ID:		TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND	
		SOUND FOR NEW DEVELOPMENT. EXCEPTION:	
		THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO	
		ANY PERMIT FOR DEMOLITION OF A BUILDING OR	
		STRUCTURE.	

BUILDING PERMIT-RES	\$1,258.40
ELECTRICAL PERMIT RES	\$327.18
HTG/REF PMT RES	\$163.59
PLUMBING PERMIT RES	\$327.18
PLAN MAINTENANCE	\$25.17
EI RESIDENTIAL	\$21.40
ONE STOP SURCH	\$42.46
SYSTEMS DEVT FEE	\$127.38
CITY PLANNING SURCH	\$38.51
MISCELLANEOUS	\$5.00
SCHOOL DEV RES	\$9,481.66
DWELLING UNIT	\$200.00
RES DEVT TAX	\$300.00
<b>Total Due:</b>	<b>\$12,317.93</b>
<b>Check:</b>	<b>\$12,317.93</b>

Total Due: \$12,317.93  
Check: \$12,317.93

04VN 56743

**12. ATTACHMENTS**

Plot Plan

*TC*



\* P 0 4 0 1 0 2 0 0 0 0 3 0 8 5 F N \*

04010 - 20000 - 03085

13. STRUCTURE INVENTORY

- (P) Floor Area (ZC) 2,542 Sqft
- (P) Height (BC) 20.5 Feet
- (P) Height (ZC) 24.5 Feet
- (P) Length 29 Feet
- (P) Stories 2 Levels
- (P) Width 59 Feet
- (P) Dwelling Unit 1 # Changed 1 Unit Total
- (P) R3 Occupancy 2,542 Sqft Max Occ.
- (P) U1 Occupancy 467 Sqft Max Occ.
- (P) Parking Req'd 2 # Changed 2 Total
- (P) Provided Standard Parking 2 Stalls
- (P) Type V-N Construction
- (P) Floor Construction - Raised Wood
- (P) Foundation - Continuous Footing
- (P) Foundation - Spread (Pad) Footing
- (P) Roof Construction - Wood Frame/Sheathing
- (P) Wall Construction - Wood Stud

14. APPLICATION COMMENTS

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(E) Owen, Stanley Sianchen	606 Walnut Ave,	Arcadia, CA 91007	C38584	(626) 287-9866
(E) Zhong, Raymond Meng	2416 W Valley Blvd,	Alhambra, CA 91803	M27635	(626) 289-8808
(O) , Owner-Builder			0	

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: VIKAS CHUM Sign:  Date: 08/12/04  Owner  Authorized Agent

10521 N Las Lunitas Ave

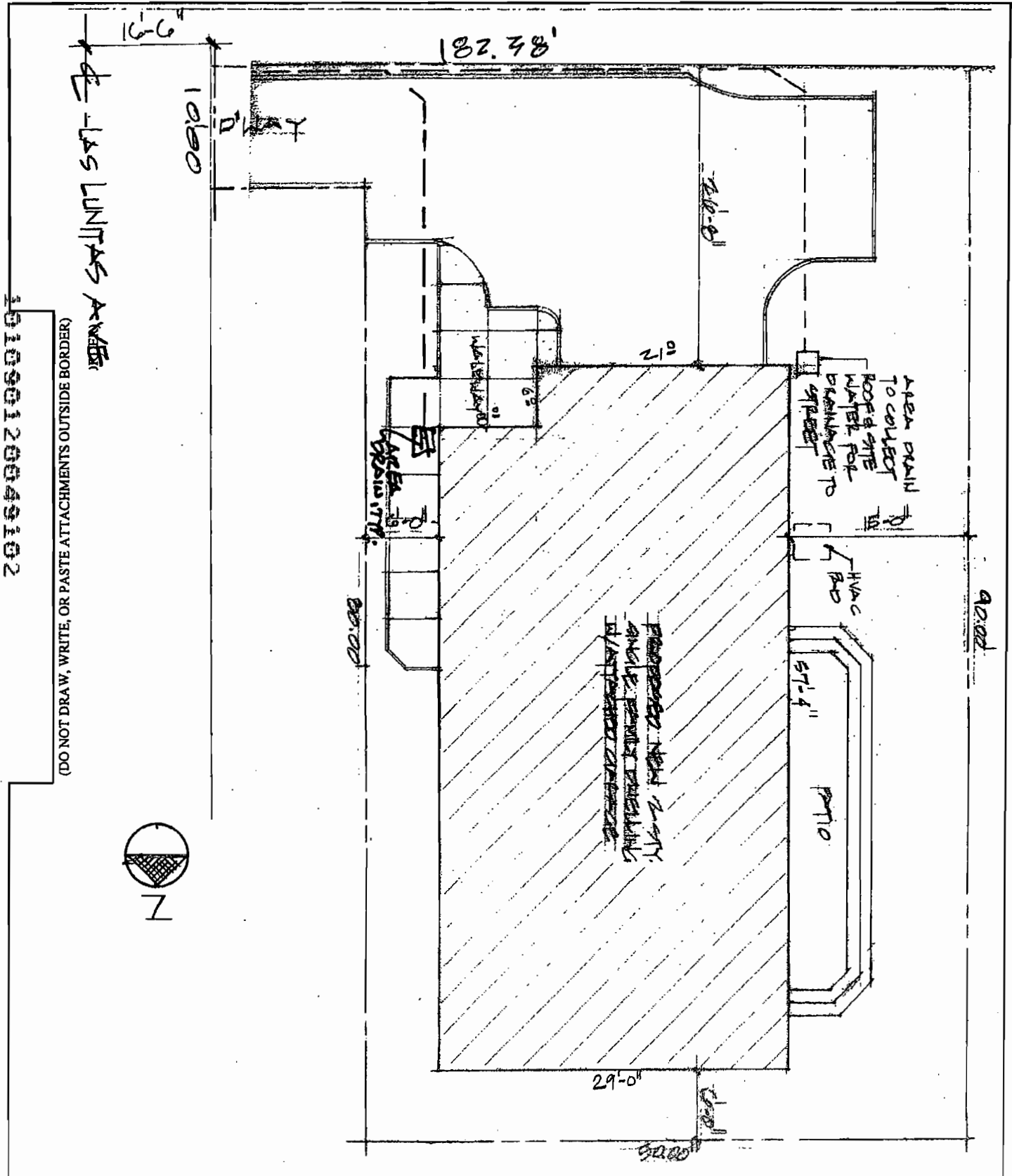
Permit Application #: 04010 - 20000 - 03085

Bldg-New  
1 or 2 Family Dwelling  
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

Plan Check #: B04VN1436  
Initiating Office: VAN NUYS  
Printed on: 08/13/04 10:23:15

PLOT PLAN ATTACHMENT



101090120049102  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





# Property Report

10521 N LAS LUNITAS AVE 91042

APPLICATION / PERMIT NUMBER: 04010-20000

PLAN CHECK / JOB NUMBER: B04VN0140

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[LAHD Property Activity Report](#)

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## Permit Application or Issued Permit Informa

GROUP: Building  
 TYPE: Bldg-New  
 SUB-TYPE: 1 or 2 Family Dwelling  
 PRIMARY USE: (1) Dwelling - Single Family  
 WORK DESCRIPTION: NEW 2-STORY SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR (1)  
 PERMIT ISSUED: Yes PERMIT ISSUE DATE: 08/13/2004  
 CURRENT STATUS: CofO Issued CURRENT STATUS DATE: 10/11/2006

### Permit Application Status History

Fees Due	06/29/2004	JI ORION
Submitted	06/29/2004	DWIGHT PAU
Pre-Insp Required	06/30/2004	JI ORION
Pre-Insp Completed	06/30/2004	JI ORION
PC Assigned	07/09/2004	JIN WEN
Reviewed by Supervisor	07/20/2004	JIN WEN
PC Approved	08/13/2004	JIN WEN
Ready to Issue	08/13/2004	JIN WEN
Issued	08/13/2004	TRACY CAI
Permit Finaled-Status Void	10/03/2006	BEAU COLLINS
Re-Activate Permit	10/06/2006	BEAU COLLINS
CofO in Progress	10/10/2006	KATHRYN PARISEN
CofO Issued	10/11/2006	ERROL TATE
Permit Finaled	10/11/2006	ERROL TATE

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### Permit Application Clearance Information

A-Permit	Cleared	08/03/2004
Address approval	Cleared	08/03/2004
Roof/Waste drainage to street	Cleared	08/03/2004
Sewer availability	Cleared	08/03/2004

## Licensed Professional/Contractor Informati

### Contractor Information

Owner-Builder

### Engineer Information

Owen, Stanley Sianchen; Lic. No.: C38584

606 WALNUT AVE  
ARCADIA, CA 91007

**Engineer Information**

Zhong, Raymond Meng; Lic. No.: M27635  
2416 W VALLEY BLVD  
ALHAMBRA, CA 91803

**Inspection Activity Information****Inspector Information**

GREG ALLTON, (818) 374-1169  
Office Hours: 7:30-8:15 AM and 2:30-3:15 PM MON-FRI  
BEAU COLLINS, (818) 374-1169  
Office Hours: 7:30-8:15 AM and 2:30-3:15 PM MON-FRI

**Pending Inspection Request(s)**

No data available

**Inspection Request History**

Grading Pre-Inspection	07/01/2004	Approved
Posting Pre-Inspection	07/01/2004	Approved
Excavation/Setback/Form/Re-Bar	09/09/2004	Not Ready for Inspectio
Excavation/Setback/Form/Re-Bar	10/04/2004	Not Ready for Inspectio
Footing/Foundation/Slab	10/04/2004	Not Ready for Inspectio
Underground Mechanical	10/04/2004	Not Ready for Inspectio
Excavation/Setback/Form/Re-Bar	10/05/2004	Partial Approval
Footing/Foundation/Slab	10/05/2004	Partial Approval
Underground Mechanical	10/05/2004	Approved
Footing/Foundation/Slab	10/13/2004	Approved
Excavation/Setback/Form/Re-Bar	10/15/2004	Approved
Footing/Foundation/Slab	10/15/2004	Approved
Underground Mechanical	10/15/2004	Approved
Rough-Elec/Plmb/HVAC	10/22/2004	Approved
Rough-Frame	10/22/2004	Partial Approval
Floor/Roof Diaphragm/Shear Wall	10/27/2004	Not Ready for Inspectio
ELECTRICAL-Rough	11/23/2004	Not Ready for Inspectio
Floor/Roof Diaphragm/Shear Wall	11/23/2004	Approved
HVAC-Rough	11/23/2004	Not Ready for Inspectio
PLUMBING-Rough	11/23/2004	Approved
Rough-Frame	11/23/2004	Partial Approval
ELECTRICAL-Rough	01/24/2005	Corrections Issued
Floor/Roof Diaphragm/Shear Wall	01/24/2005	Partial Approval
HVAC-Rough	01/24/2005	Approved
PLUMBING-Rough	01/24/2005	Approved
Rough-Frame	01/24/2005	Partial Approval
BUILDING-Rough-Frame	02/09/2005	Approved
Rough-Elec/Plmb/HVAC	02/09/2005	Partial Approval
Insulation	04/13/2005	Partial Approval
Interior/Exterior Lathing	04/13/2005	Partial Approval
Drywall Nailing	05/06/2005	Partial Approval
Sewer	11/18/2005	Partial Approval
PLUMBING-Rough	01/17/2006	Partial Approval
Gas Test	08/03/2006	Approved
SGSOV-Seismic Gas S/O Valve	08/03/2006	SGSOV Installed
Service/Power Release	08/03/2006	Approved
Final	09/20/2006	Corrections Issued
Final	10/03/2006	OK to Issue CofO

[BACK](#) [NEW SEARCH](#)



# Activity Report

**10521 N LAS LUNITAS AVE 91042**  
**APPLICATION / PERMIT NUMBER: 04041-20000**  
**PLAN CHECK / JOB NUMBER: --**

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[LAHD Property Activity Report](#)

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## Permit Application or Issued Permit Informa

<b>GROUP:</b>	Electrical		
<b>TYPE:</b>	Electrical		
<b>SUB-TYPE:</b>	1 or 2 Family Dwelling		
<b>PRIMARY USE:</b>	N/A		
<b>WORK DESCRIPTION:</b>	100A C.T.S.		
<b>PERMIT ISSUED:</b>	Yes	<b>PERMIT ISSUE DATE:</b>	08/16/2004
<b>CURRENT STATUS:</b>	Permit Finaled	<b>CURRENT STATUS DATE:</b>	08/31/2004

### Permit Application Status History

Ready to Issue	08/16/2004	ANTHONY BAUERLEIN
Issued	08/16/2004	ERIKA ANDERSON
Permit Finaled	08/30/2004	CHARLES SONDERGA

### Permit Application Clearance Information

No data available

## Licensed Professional/Contractor Informati

### Contractor Information

Owner-Builder

## Inspection Activity Information

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All rights reserved.

### Inspector Information

GREG ALLTON, (818) 374-1169  
Office Hours: 7:30-8:15 AM and 2:30-3:15 PM MON-FRI

BEAU COLLINS, (818) 374-1169  
Office Hours: 7:30-8:15 AM and 2:30-3:15 PM MON-FRI

### Pending Inspection Request(s)

No data available

### Inspection Request History

Construction Power(CTS)	08/30/2004	Permit Finaled
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**LOS ANGELES CITY PLANNING DEPARTMENT**  
**APPEAL STAFF REPORT**

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**NORTH VALLEY AREA PLANNING COMMISSION**

DATE: August 16, 2007  
TIME: After 4:30 p.m.\*  
PLACE: Marvin Braude Building  
First Floor Conference Room  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

**CASE: AA-2006-1808-PMLA-1A**

ENV-2006-1809-MND  
Location: 10525 N. Las Lunitas Avenue  
Zone: R1-1  
Council District: 2  
Plan Area: Sunland-Tujunga-Lakeview Terrace  
Plan Land Use: Low Residential  
District Map: 207B197 1346  
Legal Description: Portion of Lot 139, Arb 4,  
Zachau Tract

**Public Hearing: February 22, 2007**  
**Not Further Appealable per Ordinance 176,321**

**PROJECT:** A proposed two-parcel, single-family development on a 12,140 (gross) square foot lot.

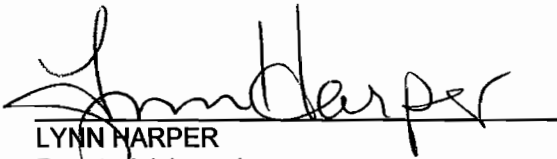
**REQUEST:** An appeal from the entire decision of the Advisory Agency in disapproving the Parcel Map AA-2006-1808-PMLA

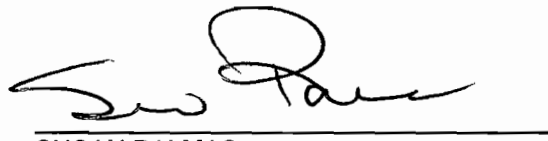
**APPELLANT:** Vijay Chum; Represented by Robert Lamishaw

**APPLICANT:** Vijay Chum

**RECOMMENDATION:**

1. DENY the appeal;
2. SUSTAIN the findings and conditions of the Advisory Agency ; and
3. ADOPT ENV-2006-1809-MND .

  
LYNN HARPER  
Deputy Advisory Agency

  
SUSAN PALMAS  
Planning Assistant

**Exhibits**

- 1 Vicinity Map
- 2 Radius Map
- 3 Parcel Map
- 4 Appeal Application
- 5 April 11, 2007 Parcel Map Determinations
- 6 ENV 2006-1809-MND
7. ZIMAS Report
8. Ariel Photograph

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Area Commission Secretariat, 200 North Spring Street, Room 500, Los Angeles, CA 90012* (Phone No.213-978-1300. While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

## **STAFF APPEAL REPORT**

### **Background**

The subject site is a rectangular shaped 12,140 gross square foot lot, zoned R1-1. It has 80 feet of frontage along Las Lunitas Avenue, with a depth of approximately 131 feet. It is currently developed with a single-family dwelling which was proposed to be demolished. The subject property is in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan. It is in the Low Residential Land Use Designation corresponding with the R1, RS & RE9 zones.

The request is to subdivide one lot into two single-family parcels with the existing house to be demolished. The applicant also submitted a request for a Zone Variance, Case No. ZA-2006-2026-ZV. The request was to permit a reduce lot width of 40-feet in lieu of the required 50-feet for both proposed parcels, and to permit a lot area of 4,880 square feet for Parcel A and 4,860 square feet for Parcel B.

The public hearing for both the parcel map and the zone variance was held on February 22, 2007 by the Advisory Agency. Approximately eight persons testified against the development, including a representative from the Sunland-Tujunga Neighborhood Council and a representative from Council Person Wendy Greuel's all opposing this development. In addition to the public testimony, approximately ten letters were received in opposition of this two-parcel subdivision project. At the public hearing, the applicant/representative submitted 16 letters of support for his development.

On April 11, 2007, the Advisory Agency disapproved the Parcel Map request for the following reasons: (1) The proposed parcel map is not in compliance with the zone code and Interim Control Ordinance (ICO) No. 176,908, which was established for this particular area (however this ICO has since expired). Both proposed parcels fall short in the lot area and in the lot width. If the Advisory Agency approved the requested Zoning Administrator Adjustment to allow these shortages, it would have created two non-conforming lots. (2) The proposed map is not consistent with the applicable General and Specific Plan, this area is zoned R1 with corresponding zones of RS & RE9, the minimum lot area for the R1 zone is 5,000 square feet and both parcels are proposed under the required minimum. (3) The parcel map is not consistent with the existing scale, pattern, or orientation of lots found on both sides of the same block. The proposed substandard lot width of 40 feet is less than the predominate lot widths of 50, 52, 56, 58 and 80 feet for adjacent and surrounding lots. The proposed substandard lot area is less than the predominate lots areas of 5,170, 5,794, 6100, 6800 and 11,200 square feet for the lots on the east and west sides of Las Lunitas Avenue and adjacent to the subject property. The proposed preliminary parcel map would create lot sizes that do not conform to the size of nearby and contiguous lots on the same street.

### **The Appeal**

the following summarizes the applicant/appellant's main arguments.

2. The Deputy Advisory Agency determined that the proposed parcels do not have

standard lot widths of 50' or lot area of 5,000+ s.f. and as such are not in compliance with the zoning code. As a variance was filed, concurrent with the instant request to allow these conditions the grant of such a variance would have made the proposed lots comply with the code. There are two primary reasons that the requested variances and exceptions should have been granted.

**Staff Response:** A Variance is required when an applicant deviates from the Zone Requirements of the Los Angeles Municipal Code. The applicant is required to state his/ her hardship as to why the required variance is needed and the duty of the Zoning Administrator is to grant the variance by determining if the five required Findings justify the request. In this particular case, the Advisory Agency finds that the required variance is self-imposed, thereby dismissing the Case No. ZA-2006-2026-ZV, since Parcel Map AA-2006-1808-PMLA was denied.

- A. The reduced lot area is only necessary should the City require street dedications to Las Lunitas. This a classic Catch 22, where the reduced lot area is not necessary if there is no street dedication and there is no street dedication unless the reduced lot area is granted. Testimony at the public hearing suggests that local residents do not want Las Lunitas to be widened, and should the City determine that no street dedication is necessary then no reduced lot area variance is required. To deny the instant request, or to grant the Parcel Map without any required dedication, both result in there being no street widening and render this aspect of the request mute. If the City wants street widening then the reduced lot area variance must be granted, along with the rest of the instant request.

**Staff Response:** The Bureau of Engineering has required a street dedication of 10-feet along Las Lunitas adjoining the subdivision to complete a 30-foot wide half right-of-way dedication. (See Bureau of Engineering report dated July 19, 2006). Las Lunitas Avenue is a Local Street with a 40-foot width. The City Engineer acts on the Los Angeles Municipal Code, Section 17.05, Design Standards. This regulation is to insure street improvements are in conformance with the standard street design. This allows for the safe and adequate movement of traffic, installation of necessary utilities and reasonable and proper access to abutting properties. As necessary, in order to accommodate the street dedication, the applicant is requested to dedicate a portion of their property in order to satisfy this improvement. When an Master and Land Use application is submitted for a Subdivision request, the regulations for a subdivision fall under the California State Map Act Section 66463 and the City of Los Angeles Municipal Code, which authorizes the City to require the applicant to dedicate if necessary.

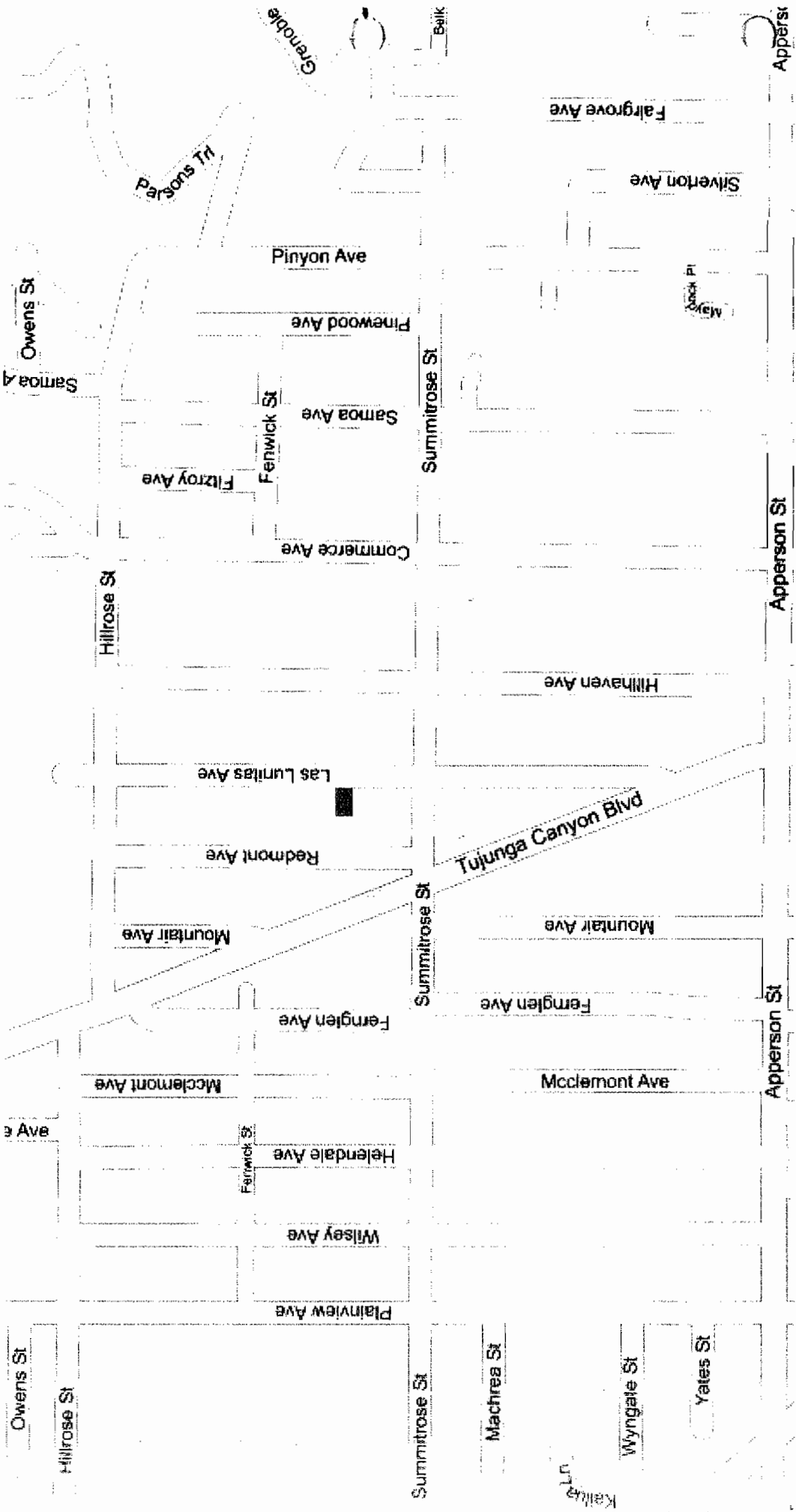
- B. The Deputy Advisory Agency also erred in the determination that reduced lot width of 40'. The decision letter states "The proposed preliminary parcel map creates lot sizes that do not conform to the size of nearby and contiguous lots on the same street." While it is true that contiguous properties on the same street are wider the vast majority of properties along the block face are only 40 feet in width. Additionally, properties directly to the west, fronting Redmont Avenue are 40 feet in width with a large number of properties directly westerly being in the 3, 500 square foot range.

**Staff Response:** The Advisory Agency acting upon Section 17.52 A.2. of the Los Angeles Municipal Code and determined that the lots failed to provide adequate lot sizes which conformed to the size of contiguous or nearby lots located on the same street. The proposed substandard lot width of 40 feet and the smaller than 5,000 square foot lots would be less than the predominate lot widths and lot areas on Las Lunitas Avenue.

**Staff Recommendation:**

The Advisory Agency recommends that the North Valley Area Planning Commission sustain the decision in disapproving AA-2006-1808-PMLA and the appeal be denied.





10525 N Las Lunitas Ave  
Tujunga, CA 91042

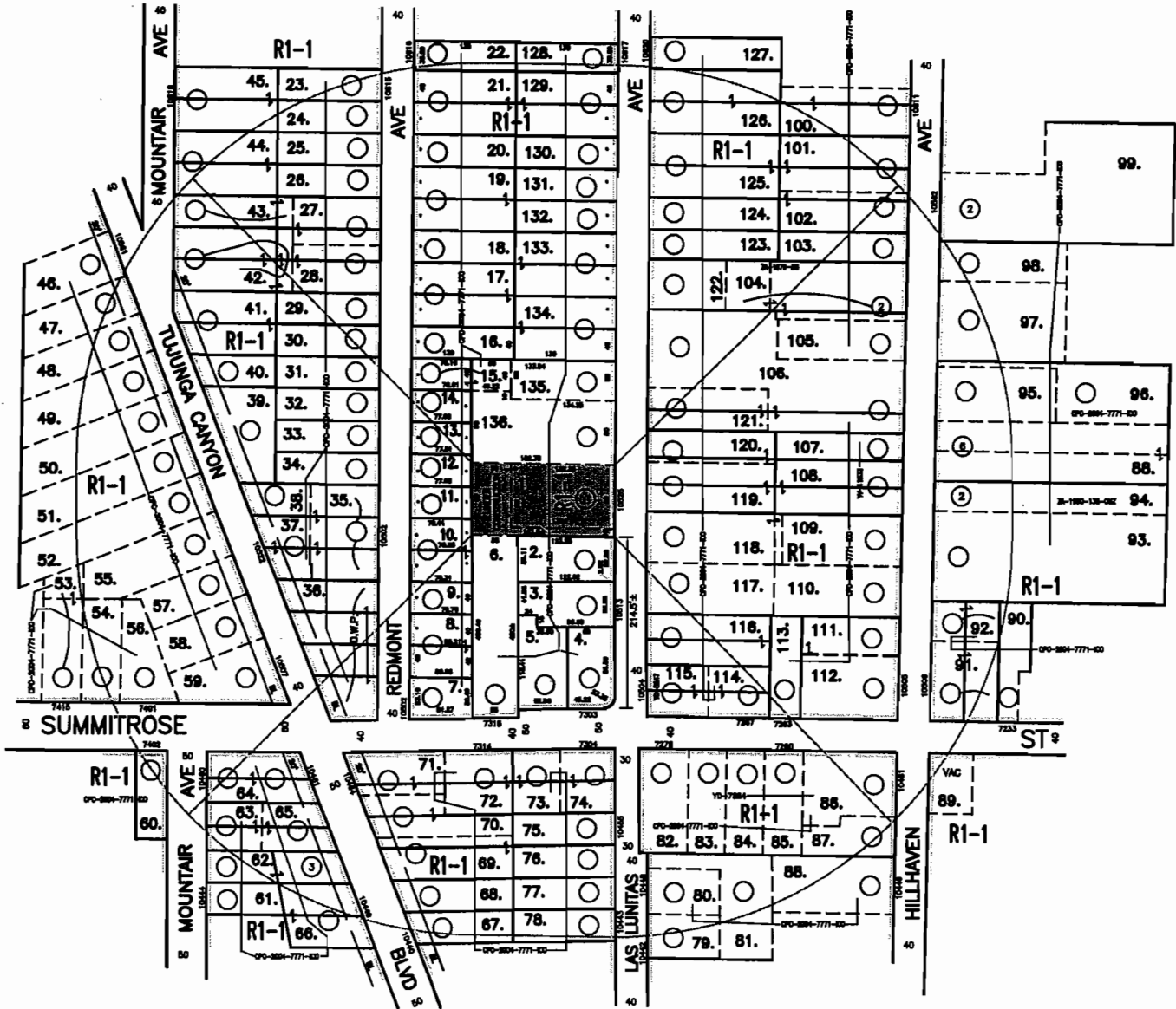


# VICINITY MAP

JPL Zoning Services, Inc  
6263 Van Nuys Blvd  
Van Nuys, CA 91401

JPL # 4859

## EXHIBIT 1



# AA - 2006 - 1808 - PMLA

LEGAL: POR LOT 139, ARB 4 & 6, ZACHAU TRACT, M B 47-11/12

NEW T.B.  
 PAGE 504  
 GRID A-3

C.D. 2 - GREUEL  
 C.T. 1011.10  
 P.A. SUNLAND-TUJUNGA-  
 LAKE VIEW TERRACE-  
 SHADOW HILLS-  
 EAST LA TUNA CANYON

**PRELIMINARY PARCEL MAP  
& ZONE VARIANCE**

CAD GRAPHICS BY




JPL Zoning Services, Inc.  
 6263 Van Nuys Blvd  
 Van Nuys, CA 91401  
 (818)781-0016

CASE NO:  
 DATE: 02-28-06  
 DRAWN BY: JPL ZONING SERVICES  
 D.M. OR CAD: 207B197, 204B197  
 SCALE: 1"=100'  
 USES: FIELD

CONTACT  
 PERSON: ROBERT LAMISHAW  
 PHONE NO: 818-781-0016

NET ACRES  
 = 0.38 Acres

NORTH



JPL-4859RM

## EXHIBIT 2

CASE NO. - 2006 - 1808 -PMLA

DATE: MAY 01 2006

NOT A PART

BEING A DIVISION OF A PORTION OF  
LOT 139, ZACHAU TRACT, M.B. 47-11/12

AA - 2006 - 1808 - PMLA

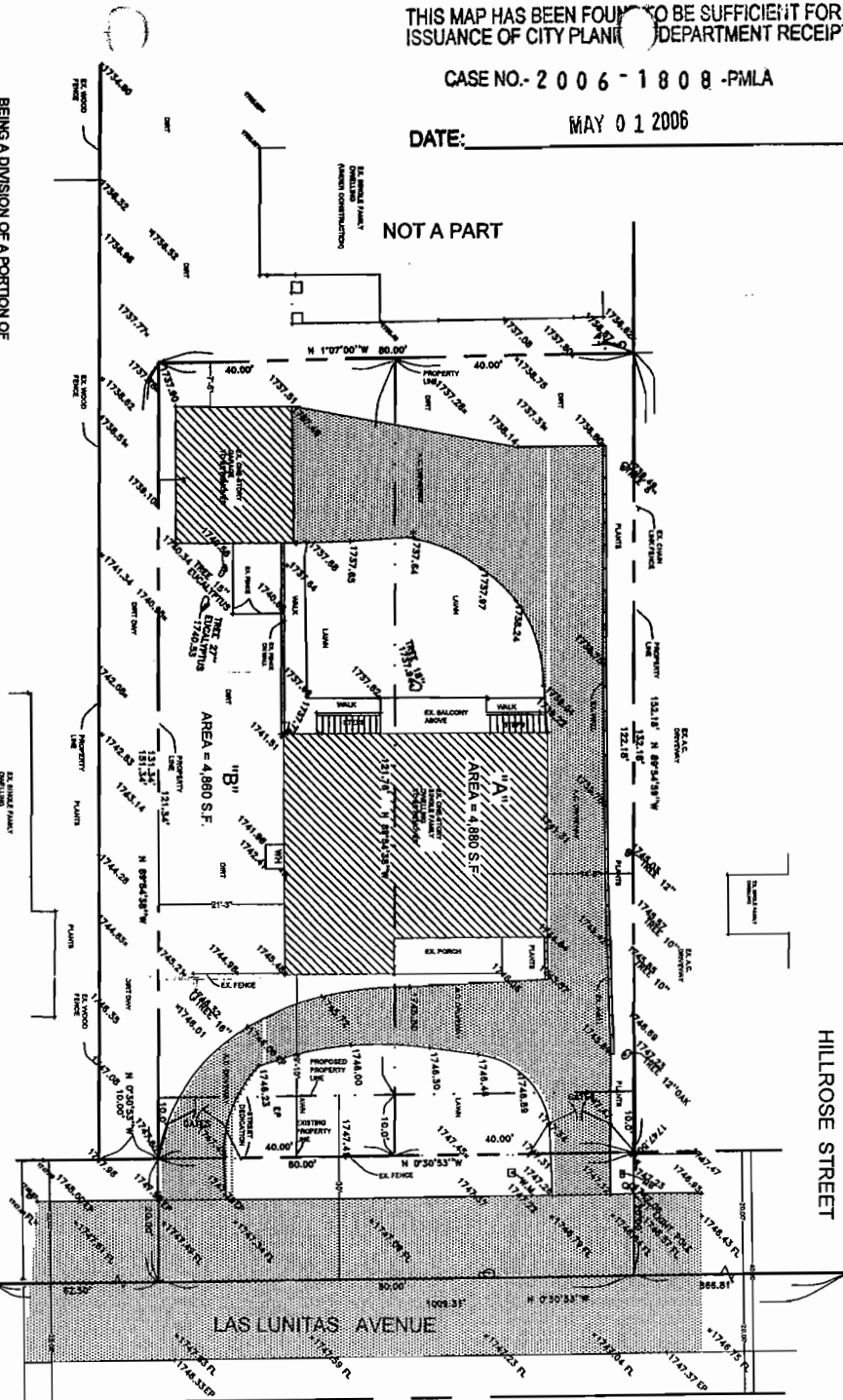
PRELIMINARY PARCEL MAP NO.:

JPL Zoning Services  
6263 Van Nuys Blvd.  
Van Nuys, CA 91401  
(818) 781-0016

SUMMITROSE STREET

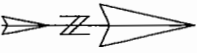
HILLROSE STREET

LAS LUNITAS AVENUE



NOTES

1. Applicant/Developer  
Vijay Churn  
10525 N. Las Lunitas Ave.  
Los Angeles, CA 91042  
Phone: 818-355-5011  
Representative:  
Robert B. Lamshaw  
JPL Zoning Services, Inc.  
6263 Van Nuys Blvd  
Van Nuys, CA 91401  
PH: 818-781-0016 FAX: 818-781-0929  
email: lamshaw@jplzoning.com
2. Civil Engineer:  
Jerry M. Crowley  
Engineering Services, Inc.  
2341 W. Silver Lake Dr.  
Los Angeles, CA 90039  
Zone: R1-1
3. One Oak Tree on site to remain.
4. All structures and non-Oak trees to be removed.
5. Sewers are available, installed from street.
6. Sits: 10525 N. Las Lunitas Ave., LA 91042
7. Requesting: Lot Split and mid-point lot width variance
8. Not in special hazard, floodway or mud-prone areas, potentially hazardous areas, geologically hazardous areas, areas subject to inundation or flood hazards.
9. Not within mountain fire district
10. Area Calculations:  
Parcel Net: 4,890 s.f./0.11 Ac  
Gross: 6,070 s.f./0.14 Ac  
A 4,890 s.f./0.11 Ac  
B 6,070 s.f./0.14 Ac
11. LEGAL DESCRIPTION: Por Lot 139, A/B 4 Zachau Tract, M.B. 47-11/12
- 12.
- 13.
- 14.



SCALE: 1" = 20'  
DATE: 14 DECEMBER 2005

JPL-4859ppm

EXHIBIT 3

CITY OF LOS ANGELES  
PLANNING DEPARTMENT  
MASTER APPEAL FORM

ORIGINAL

APPEAL TO THE: North Valley Area Planning Commission

REGARDING CASE NO.: AA 2006-1808-PMLA & ZA 2006-2020-ZV J.L.

This application is to be used for any authorized appeals of discretionary actions administered by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. **A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.**

**APPELLANT INFORMATION: PLEASE PRINT CLEARLY**

Name Vijay Chum  
Mailing Address 10525 N Las Lunitas Ave.  
Tujunga, CA Zip: 91042

Work Phone: (818) 293-1061 Home Phone ( ) \_\_\_\_\_

- a) Are you or do you represent the original applicant?  
(Circle One)  YES  NO
- b) Are you filing to support the original applicant's position?  
(Circle One)  YES  NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?  
(Circle One) SELF OTHER
- d) If "other" please state the name of the person(s), organization or company (print clearly or type)
- \_\_\_\_\_
- \_\_\_\_\_

**REPRESENTATIVE**

Name Robert B. Lamishaw  
Mailing Address JPL Zoning Services, Inc.  
6257 Van Nuys Blvd, Suite 101  
Van Nuys, CA Zip 91401

Work Phone: (818) -781-0016 Home Phone ( --- ) \_\_\_\_\_

**APPEAL INFORMATION**

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Final Date to Appeal: 26 April 2007  
Authorizing Legislation 17.50 B

**EXHIBIT 4**

**REASONS FOR APPEALING**

Are you appealing the entire decision or parts of it?

Entire       Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

Attach additional sheets if necessary.

SEE ATTACHED

**ADDITIONAL INFORMATION**

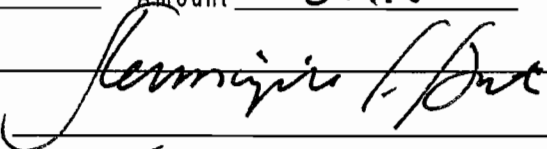
- original applicants must pay mailing fees to BTC and submit copy of receipt. (BTC not required for Building and Safety Appeals)
- any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **Copy of determination/decision letter is required.**
- acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- seven copies and the original appeal are required.

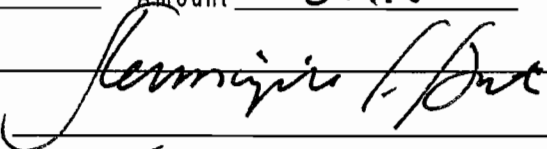
I certify that the statements contained in this application are complete and true:

Appellant 

OFFICIAL USE ONLY

Receipt No. 268212      Amount \$694.00      Date 4/26/07

Application Received By 

Application Deemed Complete 

Copies provided:       Determination       Receipt (original applicant only)

Determination Authority Notified (if necessary)

## APPEAL OF AA-2006-1808-PMLA

The deputy advisory agency erred in their decision to deny the instant request for the following reasons:

1. The Deputy Advisory Agency determined that the proposed parcels do not have standard lot widths of 50' or lot areas of 5,000+ s.f. and as such are not in compliance with the zoning code. As a variance was filed, concurrent with the instant request to allow these conditions the grant of such a variance would have made the proposed lots comply with the code. There are two primary reasons that the requested variances and exceptions should have been granted, specifically,
  - a. The reduced lot area is only necessary should the City require street dedications to Las Lunitas. This is a classic Catch 22, where the reduced lot area is not necessary if there is no street dedication and there is no street dedication unless the reduced lot area is granted. Testimony at the public hearing suggests that local residents do not want Las Lunitas to be widened, and should the City determine that no street dedication is necessary then no reduced lot area variance is required. To deny the instant request, or to grant the Parcel Map without any required dedication, both result in there being no street widening and render this aspect of the request mute. If the City wants street widening then the reduced lot area variance must be granted, along with the rest of the instant request.
  - b. The Deputy Advisory Agency also erred in the determination that reduced lot width of 40'. The decision letter states "The proposed preliminary parcel map creates lot sizes that do not conform to the size of nearby and contiguous lots on the same street." While it is true that contiguous properties on the same street are wider the vast majority of properties along the block face are only 40 feet in width, (see attached Assessors Plat Maps), Additionally, properties directly to the west, fronting Redmont Ave, are 40 feet in width with a large number of properties directly westerly being in the 3,500 s.f. range.

For these reasons the applicant believes that the Advisory Agencies decision should be overturned and the appeal upheld.

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JANE ELLISON USHER  
PRESIDENT  
WILLIAM ROSCHEN  
VICE-PRESIDENT  
DIEGO CARDOSO  
REGINA M. FREER  
ROBIN R. HUGHES  
ANDRES F. IRLANDO  
SABRINA KAY  
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CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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INFORMATION  
(213) 978-1270

www.lacity.org/PLN

Decision Date: **April 11, 2007**

Appeal Period Ends: **April 26, 2007**

Vijay Chum (O)  
10525 N. Las Lunitas Avenue  
Tujunga, CA 91042

Robert B. Lamishaw (R)  
JPL Zoning Services, Inc.  
6263 Van Nuys Boulevard  
Van Nuys, CA 91401

Case No. AA-2006-1808-PMLA  
10525 N. Las Lunitas Avenue  
Sunland-Tujunga-Lake View Terrace-  
Shadow Hills-East LaTuna Canyon  
Planning Area  
Certified Neighborhood Council:  
Sunland-Tujunga  
Zone: **R1**  
D. M.: 207B197  
C. D.: 2  
CEQA: ENV-2006-1809-MND  
Legal Description :Portion of Lot 139,  
Arb 4, Zachau Tract

In accordance with provisions of Sections 17.52A and 17.53 E. of the Los Angeles Municipal Code, and pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency disapproved Parcel Map AA-2004-4418-PMLA for creation of a two parcel single family development. The Advisory Agency's disapproval was made pursuant to the following findings:

THE PROPOSED PARCEL MAP IS NOT IN COMPLIANCE WITH THE ZONE CODE AND OTHER ORDINANCES OF THE CITY OF LOS ANGELES

Proposed Parcels A and B have substandard lot widths of 40 feet in lieu of the minimum lot width of 50 feet, and substandard lot areas of 4,880 and 4,860 square feet, respectively, in lieu of the minimum lot area of 5,000 square feet, required by the R1 zone. The proposed parcel lot areas are also inconsistent with the requirement of the Sunland Interim Control Ordinance (No. 176,908) which states that lots in the R1 zone must have a minimum lot area of at least 8,000 square feet.

**EXHIBIT 5**

**THE PROPOSED MAP IS NOT CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The proposed map does not conform to the adopted Sunland-Tujunga-Lake View Terrace-Shadow Hills-East LaTuna Canyon Community Plan, which designates the subject property for Low Residential density with the corresponding zones of R1, RS and RE9. The lot areas of 4,880 and 4,860 square feet for Parcels A and B are less than the minimum lot area of 5,000 square feet required by the R1 zone which, of the three corresponding zones, requires the least amount of lot area.

**THE PRELIMINARY PARCEL MAP IS NOT CONSISTENT WITH THE EXISTING SCALE, PATTERN OR ORIENTATION OF LOTS FOUND ON BOTH SIDE OF THE SAME BLOCK.**

Section 17.52 A.2. of the Los Angeles Municipal Code allows the Advisory Agency to disapprove a preliminary parcel map if it:

*“...fails to provide acceptable lot design or lot sizes which closely conform to the size of contiguous or nearby lots on the same street or results in reorientation of a lot or parcel in such a manner as to be detrimental to adjoining properties or the surrounding neighborhood.”*

Proposed Parcels A and B have substandard lot width and lot areas. The proposed substandard lot widths of 40 feet are less than the predominate lot widths of 50, 52, 56, 58 and 80 feet for adjacent and surrounding lots. The proposed substandard lot areas are less than the predominate lot areas of 5,170, 5,794, 6,100, 6,800 and 11,200 square feet for the lots on the east and west sides of Las Lomitas Avenue adjacent to the subject property. The proposed preliminary parcel map creates lot sizes that do not conform to the size of nearby and contiguous lots on the same street.

**FINDINGS OF FACT (CEQA):**

On April 19, 2006, the Environmental Staff Advisory Committee of the Planning Department granted the proposed project Mitigated Negative Declaration No. ENV-2006-1809-MND.


The above action will become effective upon the mailing of this letter, unless an appeal to the North Valley Area Planning Commission has been submitted within 15 calendar days of the mailing of said letter. Such appeal must be submitted and receipted in person on Form CP-7769 before 5:00 p.m. April 26, 2007. Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency. **Appeal forms are available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).**



The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No requests for appeals received by mail will be accepted.

S. Gail Goldberg, AICP  
Advisory Agency

  
LYNN HARPER  
Deputy Advisory Agency

SGG:MSYY:LH:MW

cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 207N197  
Bureau of Street Lighting  
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

CITY OF LOS ANGELES  
 OFFICE OF THE CITY CLERK  
 ROOM 395, CITY HALL  
 LOS ANGELES, CALIFORNIA 90012  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

<b>LEAD CITY AGENCY</b> LOS ANGELES CITY PLANNING DEPARTMENT	<b>COUNCIL DISTRICT</b> 2
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<b>PROJECT TITLE</b> ENV-2006-1809-MND	<b>CASE NO.</b> AA-2006-1808-PMLA, ZA-2006-2026-ZV
---	---

**PROJECT LOCATION**  
 10525 N. LAS LUNITAS AVENUE; SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON

**PROJECT DESCRIPTION**  
 PARCEL MAP NO. AA-2006-1808-PMLA TO PERMIT THE RESUBDIVISION OF ONE LOT INTO TWO LOTS AND THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY RESIDENCES, WITH THE EXISTING SINGLE-FAMILY HOME TO BE REMOVED, ON A 9,740 NET SQUARE-FOOT SITE IN THE R1-1 ZONE. ALSO, A ZONING ADMINISTRATOR'S ADJUSTMENT TO PERMIT A REDUCED LOT WIDTH OF 40-FEET IN LIEU OF THE 50-FEET REQUIRED, AND A REDUCED LOT AREA OF 4,880 AND 4,860 SQUARE-FEET IN LIEU OF THE 5,000 SQUARE-FEET REQUIRED IN THE R1-1 ZONE. ADDITIONALLY, THERE IS A REQUEST FOR A MID-POINT VARIANCE.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
 VIJAY CHUM  
 10525 N. LAS LUNITAS AVENUE  
 TUJUNGA, CA 91042

**FINDING:**  
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance  
 (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
LUCIRALIA IBARRA	PLANNING ASSISTANT	(213) 978-1376

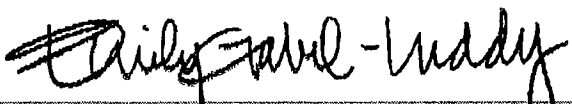
ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		04/19/2006

EXHIBIT 6

**I b1. Aesthetics (Hillside Site Design)**

Environmental impacts, such as alteration of existing or natural terrain may result from project implementation. However, these impacts will be mitigated to a level of insignificance by the following measures:

- Grading shall be kept to a minimum.
- Natural features, such as prominent knolls or ridge lines, shall be preserved.
- The project shall comply with the City's Hillside Development Guidelines.

**IV e. Tree Removal (Locally Protected Species)**

Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than insignificant by the following measures:

- Prior to the issuance of a grading permit or building permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 153,478, for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services.
- A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 153,478, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- Note: All protected tree removals shall be approved by the Board of Public Works on sites more than one acre in size. Contact: Urban Forestry Division at: 213-485-5675.

**IV f. Tree Removal (Non-Protected Trees)**

Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a level of insignificance by the following measures:

- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.
- Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

**VI aii. Seismic**

Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

**VI b. Erosion/Grading/Short-Term Construction Impacts**

Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.

- Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
- **Air Quality**
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **Grading**
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
  - Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
  - Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
  - Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

VII b5. **Explosion/Release (Asbestos Containing Materials)**

Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:

- Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.

VIII c1. **Single Family/Multi Family Hillside Dwelling**

Environmental impacts may result from erosion of sloped hillsides carrying sediments into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

**IX a. General Plan Designation/Zoning**

The proposed project would permit intensities and or densities exceeding those permitted by the existing \_\_\_\_\_ District Plan. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The applicant shall comply with mitigation measures required by this mitigated negative declaration (MND).

**XIII a. Public Services (Fire)**

Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:

MITIGATED NEGATIVE DECLARATION  
ENV-2006-1809-MND

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**XIII c1. Public Services (Schools)**

Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

**XIII e. Public Services (Street Improvements Not Required By DOT)**

Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

**XIV a. Recreation (Increase Demand For Parks Or Recreational Facilities)**

Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated by the following measure:

- Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

**XV e. Inadequate Emergency Access**

Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a level of insignificance by the following measure:

- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

**XVII d. End**

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

- Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

**CITY OF LOS ANGELES**  
 OFFICE OF THE CITY CLERK  
 ROOM 395, CITY HALL  
 LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**INITIAL STUDY**  
**and CHECKLIST**  
 (CEQA Guidelines Section 15063)

<b>LEAD CITY AGENCY:</b> LOS ANGELES CITY PLANNING DEPARTMENT		<b>COUNCIL DISTRICT:</b> CD 2 - WENDY GREUEL	<b>DATE:</b> 03/16/2006
<b>RESPONSIBLE AGENCIES:</b>			
<b>ENVIRONMENTAL CASE:</b> ENV-2006-1809-MND		<b>RELATED CASES:</b> AA-2006-1808-PMLA, ZA-2006-2026-ZV	
<b>PREVIOUS ACTIONS CASE NO.:</b>		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> SUBDIVIDE PARCEL INTO 2 SF LOTS, W/ REDUCED LOT WIDTHS & LOT AREAS.			
<b>ENV PROJECT DESCRIPTION:</b> PARCEL MAP NO. AA-2006-1808-PMLA TO PERMIT THE RESUBDIVISION OF ONE LOT INTO TWO LOTS AND THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY RESIDENCES, WITH THE EXISTING SINGLE-FAMILY HOME TO BE REMOVED, ON A 9,740 NET SQUARE-FOOT SITE IN THE R1-1 ZONE. ALSO, A ZONING ADMINISTRATOR'S ADJUSTMENT TO PERMIT A REDUCED LOT WIDTH OF 40-FEET IN LIEU OF THE 50-FEET REQUIRED, AND A REDUCED LOT AREA OF 4,880 AND 4,860 SQUARE-FEET IN LIEU OF THE 5,000 SQUARE-FEET REQUIRED IN THE R1-1 ZONE. ADDITIONALLY, THERE IS A REQUEST FOR A MID-POINT VARIANCE.			
<b>ENVIRONMENTAL SETTINGS:</b> THE PROJECT SITE IS 0.22 NET ACRE SITE, RECTANGULAR-SHAPED, INTERIOR LOT. THE SITE HAS LESS THAN A 10% SLOPE AND IS CURRENTLY IMPROVED WITH A SINGLE-FAMILY RESIDENCE. ADJACENT USES INCLUDE SINGLE-FAMILY RESIDENCES ON ALL SIDES IN THE R1-1 ZONE. LAS LUNITAS AVENUE IS A LOCAL STREET DEDICATED TO A 40-FOOT WIDTH AT THE PROJECT'S STREET FRONTAGE.			
<b>PROJECT LOCATION:</b> 10525 N. LAS LUNITAS AVENUE; SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON			
<b>COMMUNITY PLAN AREA:</b> SUNLAND - TUJUNGA - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON		<b>AREA PLANNING COMMISSION:</b> NORTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> SUNLAND - TUJUNGA
<b>STATUS:</b> <input type="checkbox"/> Preliminary <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> ADOPTED: NOVEMBER 18, 1997		<input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	
<b>EXISTING ZONING:</b> R1-1		<b>MAX. DENSITY ZONING:</b> 1	
<b>GENERAL PLAN LAND USE:</b> LOW RESIDENTIAL		<b>MAX. DENSITY PLAN:</b> 4-9 UNITS PER ACRE	
		<b>PROPOSED PROJECT DENSITY:</b> 2 UNITS	

## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



PLANNING ASSISTANT

(213) 978-1376

Signature

Title

Phone

### Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.



6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

## Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input checked="" type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/CIRCULATION <input type="checkbox"/> UTILITIES <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### Background

**PROPONENT NAME:**

VIJAY CHUM

**APPLICANT ADDRESS:**10525 N. LAS LUNITAS AVENUE  
TUJUNGA, CA 91042**AGENCY REQUIRING CHECKLIST:**

DEPARTMENT OF CITY PLANNING

**PROPOSAL NAME (if Applicable):****PHONE NUMBER:**

(818) 293-1061

**DATE SUBMITTED:**

03/10/2006

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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**I. AESTHETICS**

a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?			✓	
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?				✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?		✓		
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?			✓	

**II. AGRICULTURAL RESOURCES**

a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?				✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?				✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?				✓

**III. AIR QUALITY**

a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?				✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?		✓		
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?		✓		
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?				✓
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?				✓

**IV. BIOLOGICAL RESOURCES**

a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?				✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?				✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?				✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?		✓		
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓

#### V. CULTURAL RESOURCES

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA '15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA '15064.5?				✓
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓

#### VI. GEOLOGY AND SOILS

a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : \r\nRUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : \r\nSTRONG SEISMIC GROUND SHAKING?		✓		
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : \r\nSEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : \r\nLANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?		✓		
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?				✓
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓

#### VII. HAZARDS AND HAZARDOUS MATERIALS

a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓

#### VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?			✓	
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?				✓
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?				✓
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?		✓		
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?		✓		
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?			✓	
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INQUIRY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓

#### IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?		✓		
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓

#### X. MINERAL RESOURCES

a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓

#### XI. NOISE

a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?		✓		
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?			✓	
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?			✓	
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?			✓	
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓

#### XII. POPULATION AND HOUSING

a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?			✓	
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓

#### XIII. PUBLIC SERVICES

a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?			✓	
c.	SCHOOLS?		✓		
d.	PARKS?		✓		
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?		✓		

#### XIV. RECREATION

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?		✓		
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓

**XV. TRANSPORTATION/CIRCULATION**

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?			✓	
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?				✓
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?				✓
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?		✓		
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓

**XVI. UTILITIES**

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?				✓
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?			✓	
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECT=S PROJECTED DEMAND IN ADDITION TO THE PROVIDER=S			✓	
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT=S SOLID WASTE DISPOSAL NEEDS?			✓	
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<p>a. DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?</p>				✓
<p>b. DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).</p>		✓		
<p>c. DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?</p>				✓



DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2006-1809-MND and the associated case(s), AA-2006-1808-PMLA, ZA-2006-2026-ZV. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
LUCIRALIA IBARRA	PLANNING ASSISTANT	(213) 978-1376	03/20/2006

Impact?	Explanation	Mitigation Measures
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**APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE**

<b>I. AESTHETICS</b>		
a.	LESS THAN SIGNIFICANT IMPACT	THE SITE IS CURRENTLY IMPROVED WITH A SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT. THE EXISTING SINGLE-FAMILY HOME WILL BE REPLACED WITH TWO NEW SINGLE-FAMILY RESIDENCES. THE SITE CONTAINS NO SCENIC VISTAS, AND WOULD RESULT IN A LESS THAN SIGNIFICANT IMPACT.
b.	NO IMPACT	THE SITE IS IMPROVED WITH A SINGLE FAMILY RESIDENCE AND DOES NOT CONTAIN ANY SCENIC RESOURCES. NO IMPACT WOULD RESULT.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p><b>THE APPLICANT IS SEEKING TO REPLACE A SINGLE FAMILY HOME WITH TWO NEW SINGLE FAMILY DWELLINGS. THE PPROJECT WILL NEED TO BE LANDSCAPED TO MITIGATE THE INCREASED DENSITY OF THE PROPOSED PROJECT. AFTER MITIGATION, THE IMPACT WILL BE LESS THAN SIGNIFICANT.</b></p>
d.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT OF TWO SINGLE FAMILY DWELLINGS WILL NOT CREATE SUBSTANTAILLY MORE LIGHT SOURCES. THE PROJECT SHOULD RESULT IN A LESS THAN SIGNIFICANT IMPACT.
<b>II. AGRICULTURAL RESOURCES</b>		
a.	NO IMPACT	THE SITE IS ZONED FOR RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE. NO IMPACT WILL RESULT.
b.	NO IMPACT	THE SITE IS ZONED FOR RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE. NO IMPACT WILL RESULT.
c.	NO IMPACT	THE PROJECT WILL NOT RESULT IN OFF-SITE CONVERSION OF FARMLAND TO NON-AGRICULTURAL USE.
<b>III. AIR QUALITY</b>		
a.	NO IMPACT	THE DEVELOPMENT OF THIS PROJECT WILL NOT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF EITHER PLAN.

Impact?	Explanation	Mitigation Measures	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION PHASE MAY INCREASE THE EXISTING BASIN-WIDE AIR QUALITY VIOLATIONS, HOWEVER, THESE IMPACTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE PROPOSED MITIGATION MEASURES.	SEE VI B
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION PHASE MAY INCREASE THE EXISTING BASIN-WIDE AIR QUALITY VIOLATIONS, HOWEVER, THESE IMPACTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE PROPOSED MITIGATION MEASURES.	SEE VI B
d.	NO IMPACT	THE DEVELOPMENT OF THE SITE IS NOT LIKELY TO EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS. NO IMPACT WOULD RESULT.	
e.	NO IMPACT	NO OBJECTIONABLE ODORS ARE ANTICIPATED TO RESULT FROM THIS RESIDENTIAL PROJECT.	
<b>IV. BIOLOGICAL RESOURCES</b>			
a.	NO IMPACT	THE SITE IS LOCATED IN A RESIDENTIALLY DEVELOPED AREA. NO SENSITIVE SPECIES ARE EXPECTED TO LOCATED ON THE SITE. NO IMPACT WILL RESULT.	
b.	NO IMPACT	THE SITE DOES NOT CONTAIN RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITIES. NO IMPACT WOULD RESULT.	
c.	NO IMPACT	THE SITE DOES NOT CONTAIN WETLANDS. NO IMPACT WOULD RESULT.	
d.	LESS THAN SIGNIFICANT IMPACT	WHILE THE PROJECT SITE IS LOCATED IN A HILLSIDE AREA, THE PROJECT AREA IS FULLY DEVELOPED WITH RESIDENTIAL USES. THE DEVELOPMENT OF THE SITE IS NOT LIKELY TO INTERFERE WITH THE MOVEMENT OF ANY NATIVE WILDLIFE OR ESTABLISHED RESIDENT SPECIES.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE CONTAINS 7 TREES OF VARYING SPECIES AND WIDTHS, INCLUDING ONE OAK TREE. ALL OAK TREES TO REMOVED MUST BE REPLACED ON A 2:1 RATIO , AND ALL NON-OAK TREES TO BE REMOVED MUST BE REPLACED ON A 1:1 RATIO TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	IV e, IV f

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ANY HABITAT CONSERVATION PLANS.	
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**V. CULTURAL RESOURCES**

a.	NO IMPACT	THE SITE LOCATION HAS NOT BEEN IDENTIFIED AS A HISTORIC RESOURCE. NO IMPACT WOULD RESULT.	
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b.	NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA OF KNOWN ARCHAEOLOGICAL RESOURCES. NO IMPACT WOULD RESULT.	
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c.	NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA OF KNOWN PALEONTOLOGICAL RESOURCES. NO IMPACT WOULD RESULT.	
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d.	NO IMPACT	NO HUMAN REMAINS ARE ANTICIPATED TO BE LOCATED AT THE PROJECT SITE. NO IMPACT WOULD RESULT.	
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**VI. GEOLOGY AND SOILS**

a.	NO IMPACT	THE SITE IS NOT LOCATED IN AN ALQUIST-PRIOLO ZONE. NO IMPACT WOULD RESULT.	
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>THE SUBJECT PROPERTY IS SUBJECT TO STRONG SEISMIC SHAKING. HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY FOLLOWING THE UNIFORM BUILDING CODE STANDARDS DURING CONSTRUCTION.</b>	VI aii
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c.	NO IMPACT	THE SITE IS NOT LOCATED IN A LIQUEFACTION ZONE. NO IMPACT WOULD RESULT.	
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d.	NO IMPACT	THE PROPERTY IS NOT IDENTIFIED AS BEING LOCATED IN A LANDSLIDE AREA. NO IMPACT SHOULD RESULT.	
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e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>THE GRADING OF THE SITE WILL RESULT IN THE LOSS OF TOPSOIL; HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE INCORPORATION OF CONSTRUCTION MITIGATION MEASURES.</b>	VI b
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f.	NO IMPACT	THE SUBJECT PROPERTY IS STABLE AND IS NOT ANTICIPATED TO BECOME UNSTABLE DUE TO CONSTRUCTION OF THE PROJECT.	
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g.	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN EXPANSIVE SOILS. NO IMPACT WOULD RESULT.	
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Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	NO SEPTIC TANKS ARE PROPOSED AS PART OF THIS PROJECT. NO IMPACT WOULD RESULT.	
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**VII. HAZARDS AND HAZARDOUS MATERIALS**

a.	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE ROUTINELY TRANSPORTED, USED, OR DISPOSED OF AS PART OF THIS PROJECT.	
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS DEVELOPED WITH A SINGLE FAMILY RESIDENCE AND MAY CONTAIN ASBESTOS CONTAINING MATERIALS (ACM). AN ACM SURVEY AND ABATEMENT OF ALL ACM MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT IN ORDER TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT IMPACT.	VII b5
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c.	NO IMPACT	THE PROJECT IS NOT LOCATED NEAR A SCHOOL. MOREOVER, THE PROJECT DOES NOT PROPOSE TO HANDLE HAZARDOUS MATERIALS, SUBSTANCES OR WASTE. NO IMPACT WOULD RESULT.	
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d.	NO IMPACT	THE SITE IS NOT LOCATED ON A LIST OF HAZARDOUS MATERIALS SITES. NO IMPACT WOULD RESULT.	
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e.	NO IMPACT	THE SITE IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN. NO IMPACT WOULD RESULT.	
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f.	NO IMPACT	THE SITE IS NOT LOCATED NEAR A PRIVATE AIRSTRIP. NO IMPACT WOULD RESULT.	
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g.	NO IMPACT	THE PROPOSED DEVELOPMENT IS PERMITTED IN THE ZONING AND WILL NOT IMPAIR THE IMPLEMENTATION OF OR INTERFERE WITH AN EMERGENCY RESPONSE OR EVACUATION PLAN. NO IMPACT WOULD RESULT.	
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h.	NO IMPACT	THE SITE IS NOT IDENTIFIED AS BEING LOCATED IN A FIRE HAZARD AREA. NO IMPACT SHOULD RESULT.	
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**VIII. HYDROLOGY AND WATER QUALITY**

a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED RESIDENTIAL PROJECT IS NOT ANTICIPATED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	THE PROPOSED PROJECT SHOULD NOT CAUSE THE DEPLETION OF GROUNDWATER SUPPLIES OR THE INTERFERENCE OF GROUNDWATER RECHARGE. THE PROJECT WILL CONTINUE TO BE SUPPLIED WITH WATER BY THE LA DWP.	
c.	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN A STREAM OR RIVER. THE SITE CURRENTLY DRAINS INTO THE SEWER AS WILL THE PROPOSED PROJECT. NO IMPACT WILL RESULT.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>THE PROJECT WILL BE REQUIRED TO CONTROL STORMWATER RUNOFF USING BEST MANAGEMENT PRACTICES AND A RETENTION BASIN. AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE IMPACT WILL BE LESS THAN SIGNIFICANT.</b>	VIII c1
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>THE PROJECT WILL BE REQUIRED TO CONTROL STORMWATER RUNOFF USING BEST MANAGEMENT PRACTICES AND A RETENTION BASIN. AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE IMPACT WILL BE LESS THAN SIGNIFICANT.</b>	VIII c1
f.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT IS NOT ANTICIPATED TO SUBSTANTIALLY DEGRADE WATER QUALITY.	
g.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. NO IMPACT WOULD RESULT.	
i.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A POTENTIAL DAM INUNDATION ZONE. NO IMPACT WOULD RESULT.	
j.	NO IMPACT	THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN INUNDATION ZONE FOR SEICHES, TSUNAMIS, OR MUDLFOW. NO IMPACT WOULD RESULT.	

**IX. LAND USE AND PLANNING**

a.	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT WILL NOT DIVIDE AN ESTABLISHED COMMUNITY. NO IMPACT WOULD RESULT.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>THE APPLICANT IS ALLOWED 1 SINGLE FAMILY RESIDENCES ON THE 9,740 NET SQUARE FOOT SITE. BASED ON THE R1-1 ZONE ON THE SITE, THE 2 SINGLE FAMILY LOTS ARE NOT COMPATIBLE WITH THE</b>	<b>IX a REQUIRES CITY PLANNING APPROVAL</b>

Impact?	Explanation	Mitigation Measures
	<p><b>ZONE AND THE LAMC. HOWEVER, WITH THIS REQUEST, THE APPLICANT IS REQUESTING A ZONING ADMINISTRATOR'S ADJUSTMENT FOR REDUCED LOT WIDTHS AND REDUCED LOT AREAS, AND A MIDPOINT VARIANCE. APPLICANT WOULD REQUIRE CITY PLANNING APPROVAL TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.</b></p>	
c.	<p><b>NO IMPACT</b></p> <p>THE PROPOSED RESIDENTIAL PROJECT WILL NOT CONFLICT WITH ANY APPLICABLE CONSERVATION OR NATURAL COMMUNITY CONSERVATION PLANS DUE TO ITS LOCATION IN A DEVELOPED, URBAN AREA.</p>	
<b>X. MINERAL RESOURCES</b>		
a.	<p><b>NO IMPACT</b></p> <p>THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.</p>	
b.	<p><b>NO IMPACT</b></p> <p>THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.</p>	
<b>XI. NOISE</b>		
a.	<p><b>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</b></p> <p><b>DURING CONSTRUCTION OF THE PROJECT, THE APPLICANT WILL BE REQUIRED TO COMPLY WITH THE CITY'S NOISE ORDINANCE AND THE ATTACHED CONSTRUCTION NOISE MITIGATION MEASURES TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.</b></p>	SEE VI B
b.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>THE PROJECT CONSTRUCTION WILL BE TYPICAL OF ADJACENT SINGLE-FAMILY SHOMES IN THE VICINITY OF THE PROJECT SITE AND IS NOT ANTICIPATED TO RESULT IN EXCESSIVE GROUND BORNE VIBRATION OR NOISE LEVELS.</p>	
c.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>THE DEVELOPMENT OF TWO SINGLE FAMILY HOMES ON THE SITE SHOULD NOT RESULT IN A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS AND WOULD BE SIMILAR TO ADJACENT SINGLE-FAMILY RESIDENCES IN THE AREA. THE IMPACT WOULD BE LESS THAN SIGNIFICANT.</p>	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT IS ANTICIPATED TO RESULT IN A LESS THAN SIGNIFICANT INCREASE IN AMBIENT NOISE LEVELS IN THE VICINITY.	
e.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN A FLIGHT PATH, AS SUCH IT IS NOT ANTICIPATED TO HAVE A NOISE IMPACT.	
f.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN A PRIVATE AIRSTRIP, AS SUCH IT IS NOT ANTICIPATED TO HAVE A NOISE IMPACT.	

**XII. POPULATION AND HOUSING**

a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED RESIDENTIAL PROJECT, WITH TWO SINGLE FAMILY HOMES WILL NOT INDUCE SUBSTANTIAL POPULATION GROWTH. A LESS THAN SIGNIFICANT IMPACT WOULD RESULT.	
b.	NO IMPACT	THE DEVELOPMENT OF TWO SINGLE FAMILY HOMES WILL NOT DISPLACE EXISTING HOUSING OR NECESITATE THE CONSTRUCTION OF HOUSING ELSEWHERE. THE PROJECT DENSITY IS GENERALLY CONSISTENT WITH THE ZONE AND THE GENERAL PLAN AND WOULD RESULT IN NO IMPACT.	
c.	NO IMPACT	THE SITE IS A VACANT AND UNIMPROVED AREA. NO IMPACT WOULD RESULT.	

**XIII. PUBLIC SERVICES**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT IS LOCATED IN AN AREA WITH INADEQUATE FIRE RESPONSE TIMES. THE PROJECT WILL BE REVIEWED BY THE LA FIRE DEPARTMENT WHO WILL REQUIRE MITIGATION MEASURES TO REDUCE THE FIRE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	XIII a
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT SHOULD RESULT IN A LESS THAN SIGNIFICANT IMPACT TO POLICE RESPONSE TIMES.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL INCREASE THE DEMAND ON AREA SCHOOLS, HOWEVER, THE IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF SCHOOL FEES TO LAUSD.	XIII c1



Impact?	Explanation	Mitigation Measures
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL RESULT IN AN INCREASE IN THE USE OF PARKS, HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF QUIMBY FEES.	SEE XIVA
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	STREET DEDICATIONS AND/OR IMPROVEMENTS MAY BE REQUIRED ALONG LAS LUNITAS AVENUE TO COMPLY WITH LOCAL STREET STANDARDS.	XIII e

#### XIV. RECREATION

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE INCREASED USE OF PARKS BY THIS RESIDENTIAL PROJECT WILL BE MITIGATED BY THE PAYMENT OF QUIMBY FEES.	XIV a
b.	NO IMPACT	THE CONSTRUCTION OF THE PROPOSED RESIDENTIAL PROJECT WILL NOT RESULT IN THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES.	

#### XV. TRANSPORTATION/CIRCULATION

a.	LESS THAN SIGNIFICANT IMPACT	THE DEVELOPMENT OF THE PROPOSED 2 SINGLE FAMILY HOMES WILL REPLACE AN EXISTING SINGLE-FAMILY RESIDENCE. THE HOMES WILL BE SIMILAR TO ADJACENT SINGLE FAMILY STRUCTURES IN THE AREA AND IS NOT ANTICIPATED TO RESULT IN A SUBSTANTIAL INCREASE IN TRAFFIC IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM.	
b.	NO IMPACT	THE PROJECT WOULD NOT SUBSTANTIALLY INCREASE THE LEVEL OF SERVICE ON THE SURROUNDING STREETS.	
c.	NO IMPACT.	NO CHANGE IN AIR TRAFFIC PATTERNS WILL RESULT FROM THE PROPOSED RESIDENTIAL PROJECT.	
d.	NO IMPACT	THE PROJECT DOES NOT INCLUDE ANY HAZARDOUS DESIGN FEATURES. NO IMPACT WOULD RESULT.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	BOTH LADOT AND LAFD WILL REVIEW THE PROJECT'S EMERGENCY ACCESS TO ENSURE THAT POTENTIAL IMPACTS ARE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL.	XV e

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	THE PROJECT WILL PROVIDE PRIVATE PARKING FOR THE SINGLE FAMILY HOMES IN COMPLIANCE WITH THE LAMC PARKING REQUIREMENTS FOR SINGLE FAMILY DWELLINGS.	
g.	NO IMPACT	THE PROJECT SITE IS LOCATED WITHIN AND IS REQUIRED TO COMPLY WITH THE WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION SPECIFIC PLAN.	

**XVI. UTILITIES**

a.	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT SHOULD NOT EXCEED THE WASTEWATER TREATMENT REQUIREMENTS OF THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD.	
b.	NO IMPACT	THE CONSTRUCTION OF THIS RESIDENTIAL PROJECT WILL NOT REQUIRE THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR THE EXPANSION OF EXISTING FACILITIES.	
c.	NO IMPACT	THE PROPOSED PROJECT SHOULD NOT REQUIRE THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES.	
d.	LESS THAN SIGNIFICANT IMPACT	THE DEPARTMENT OF WATER AND POWER HAS ADEQUATE SUPPLIES TO SERVE THIS RESIDENTIAL PROJECT. THE NET INCREASE OF WATER USAGE WOULD BE LESS THAN SIGNIFICANT.	
e.	LESS THAN SIGNIFICANT IMPACT	THE INCREASE IN WASTEWATER CAN BE ACCOMMODATED BY THE WASTEWATER TREATMENT PROVIDER. THE IMPACT WILL BE LESS THAN SIGNIFICANT.	
f.	LESS THAN SIGNIFICANT IMPACT	THE LOCAL LANDFILLS HAVE SUFFICIENT CAPACITY TO SERVE THE PROPOSED PROJECT.	
g.	NO IMPACT	THE PROPOSED SINGLE FAMILY HOMES ARE LIKELY TO COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES REGULATING SOLID WASTE. NO IMPACT IS ANTICIPATED TO RESULT.	

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	NO IMPACT	THE PROPOSED PROJECT DOES NOT RESULT IN ANY IMPACTS THAT WOULD CAUSE THE ABOVE.	
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Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED RESIDENTIAL DEVELOPMENT WILL RESULT IN ENVIRONMENTAL IMPACTS, HOWEVER, EACH IMPACT CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL WITH THE INCORPORATION OF THE ATTACHED MITIGATION MEASURES.	XVII d
c.	NO IMPACT	AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE PROPOSED PROJECT DOES NOT HAVE ANY SIGNIFICANT DIRECT OR INDIRECT IMPACTS TO HUMAN BEINGS.	

CALIFORNIA DEPARTMENT OF FISH AND GAME  
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

**PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)**

**TRACT/PARCEL MAP NO.** AA-2006-1808-PMLA                      **MND NO.**                      ENV-2006-1809-MND  
**ZA NO.**                      ZA-2006-2026-ZV

**PROJECT DESCRIPTION:** PARCEL MAP NO. AA-2006-1808-PMLA TO PERMIT THE RESUBDIVISION OF ONE LOT INTO TWO LOTS AND THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY RESIDENCES, WITH THE EXISTING SINGLE-FAMILY HOME TO BE REMOVED, ON A 9,740 NET SQUARE-FOOT SITE IN THE R1-1 ZONE. ALSO, A ZONING ADMINISTRATOR'S ADJUSTMENT TO PERMIT A REDUCED LOT WIDTH OF 40-FEET IN LIEU OF THE 50-FEET REQUIRED, AND A REDUCED LOT AREA OF 4,880 AND 4,860 SQUARE-FEET IN LIEU OF THE 5,000 SQUARE-FEET REQUIRED IN THE R1-1 ZONE. ADDITIONALLY, THERE IS A REQUEST FOR A MID-POINT VARIANCE.

**PROJECT ADDRESS:** 10525 N. LAS LUNITAS AVENUE; SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON

**APPLICANT NAME:** VIJAY CHUM

**APPLICANT ADDRESS:** 10525 N. LAS LUNITAS AVENUE  
TUJUNGA, CA 91042


**FINDINGS OF EXEMPTIONS**

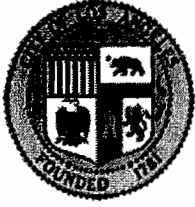
Based on the Initial Study prepared by the City Planning Department and all evidence in the record, on it is determined that the subject project, which is located in Los Angeles County, WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711.2 of the Fish and Game Code, Because:

- The Initial Study prepared for the project identifies no, potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.
- Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance.
- The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.

**CERTIFICATION**

I hereby certify that the Los Angeles Planning Department has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

<b>CHIEF PLANNING OFFICIAL:</b> EMILY GABEL	<b>SIGNATURE:</b> 
<b>DATE OF PREPARATION:</b> 03/17/2006	<b>PRINT NAME:</b> LUCIRALIA IBARRA



**City of Los Angeles  
Department of City Planning**

02/21/2007

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

10525 N LAS LUNITAS AVE

**ZIP CODES**

91042

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2004-7771-ICO  
ORD-176908  
ZA-2006-2026-ZV  
AA-2006-1808-PMLA

**Address/Legal Information**

PIN Number: 207B197 1346  
Area (Calculated): 10,544.4 (sq ft)  
Thomas Brothers Grid: PAGE 504 - GRID A3  
Assessor Parcel Number: 2566015058  
Tract: ZACHAU TRACT  
Map Reference: M B 47-11/12  
Block: None  
Lot: PT 139  
Arb (Lot Cut Reference): 4  
Map Sheet: 207B197

**Jurisdictional Information**

Community Plan Area: Sunland - Tujunga - Lake View  
Terrace - Shadow Hills - East La  
Tuna Canyon  
North Valley  
Area Planning Commission: Sunland - Tujunga  
Neighborhood Council: CD 2 - Wendy Greuel  
Council District: 1011.10  
Census Tract #: Van Nuys  
LADBS District Office:

**Planning and Zoning Information**

Special Notes: None  
Zoning: R1-1  
Zoning Information (ZI): ZI-1802 Hillside Grading  
Ordinance Exemption Area  
ZI-2347 Sunland (ICO)  
General Plan Land Use: Low Residential  
Plan Footnote - Site Req.: See Plan Footnotes  
Additional Plan Footnotes: Sunland  
Specific Plan Area: None  
Historic Preservation Overlay Zone: None  
Historical Cultural Monument: None  
Mills Act Contract Number: None  
POD - Pedestrian Oriented Districts: None  
CDO - Community Design Overlay: None  
Streetscape: No  
Sign District: No  
Adaptive Reuse Incentive Area: None  
35% Density Bonus: Not Eligible  
CRA - Community Redevelopment Agency: None  
Central City Parking: No  
Downtown Parking: No  
Building Line: None  
500 Ft School Zone: No

**Assessor Information**

Assessor Parcel Number: 2566015058  
L.A. County Ownership Info: CHUM, VIJAY L  
10525 LAS LUNITAS AVE  
TUJUNGA CA 91042  
City Clerk Ownership Info: CHUM, VICKAS ET AL  
10525 LAS LUNITAS AVE  
TUJUNGA CA 91042  
Parcel Area (Approximate): 10,541.5 (sq ft)  
Use Code: 0100 - Single Residence  
Building Class: D6A  
Assessed Land Val.: \$432,159  
Assessed Improvement Val.: \$181,248

**EXHIBIT 7**

<b>Year Built:</b>	1948
<b>Last Owner Change:</b>	04/06/06
<b>Last Sale Amount:</b>	\$0
<b>Number of Units:</b>	1
<b>Number of Bedrooms:</b>	2
<b>Number of Bathrooms:</b>	2
<b>Building Square Footage:</b>	1,682.0 (sq ft)
<b>Tax Rate Area:</b>	13
<b>Deed Reference No.:</b>	No

**Additional Information**

<b>Airport Hazard:</b>	None
<b>Coastal Zone:</b>	None
<b>Farmland:</b>	Area not Mapped
<b>Very High Fire Hazard Severity Zone:</b>	No
<b>Fire District No. 1:</b>	No
<b>Fire District No. 2:</b>	No
<b>Flood Zone:</b>	None
<b>Hazardous Waste / Border Zone Properties:</b>	No
<b>Methane Hazard Site:</b>	None
<b>High Wind Velocity Areas:</b>	<u>YES</u>
<b>Hillside Grading:</b>	Yes
<b>Oil Wells:</b>	None
<b>Alquist-Priolo Fault Zone:</b>	No
<b>Distance to Nearest Fault:</b>	<u>Within Fault Zone</u>
<b>Landslide:</b>	No
<b>Liquefaction:</b>	No

**Economic Development Areas**

<b>Business Improvement District:</b>	None
<b>Federal Empowerment Zone:</b>	None
<b>Renewal Community:</b>	No
<b>Revitalization Zone:</b>	None
<b>State Enterprise Zone:</b>	None
<b>Targeted Neighborhood Initiative:</b>	None

**Public Safety**

<b>Police Information:</b>	
<b>Bureau:</b>	Valley
<b>Division / Station:</b>	Foothill
<b>Report District:</b>	1687
<b>Fire Information:</b>	
<b>District / Fire Station:</b>	74
<b>Batallion:</b>	12
<b>Division:</b>	3
<b>Red Flag Restricted Parking:</b>	No

## CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

**Case Number:** CPC-2004-7771-ICO  
**Required Action(s):** ICO-INTERIM CONTROL ORDINANCE  
**Project Description(s):** INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY L ...

**Case Number:** ZA-2006-2026-ZV  
**Required Action(s):** ZV-ZONE VARIANCE  
**Project Description(s):** A ZONE VARIANCE TO ALLOW A REDUCED LOT WITH OF 40 FEET IN LIEU OF THE REQUIRED 50 FEET AND REDUCED LOT AREAS OF 4,880 SQUARE FEET AND 4,860 SQUARE FEET IN LIEU OF THE REQUIRED MINIMUM LOT AREA OF 5,000 SQUARE FEET, IN THE R1-1 ZONE.

**Case Number:** AA-2006-1808-PMLA  
**Required Action(s):** PMLA-PARCEL MAP  
**Project Description(s):** SUBDIVIDE PARCEL INTO 2 SF LOTS, W/ REDUCED LOT WIDTHS & LOT AREAS.

## DATA NOT AVAILABLE

ORD-176908

**ZIMAS INTRANET**

08/07/2007

City of Los Angeles  
Department of City Planning



Address: 10525 N LAS LUNITAS AVE  
 APN: 2566015058  
 PIN #: 207B197 1346

Tract: ZACHAU TRACT  
 Block: None  
 Lot: PT 139  
 Arb: 4

Zoning: R1-1  
 General Plan: Low Residential

Exhibit 8



**CITY OF LOS ANGELES**

**INTER-DEPARTMENTAL CORRESPONDENCE**

Date: July 19, 2006

To: Ms. S. Gail Goldberg, Director  
 Department of City Planning  
 City Hall, Suite 763  
 Attention: Deputy Advisory Agency

From: *Edmond Yew*  
 Edmond Yew, Manager  
 Land Development Group  
 201 N. Figueroa Street, Suite 200  
 Bureau of Engineering

Subject: Preliminary Parcel Map L.A. No. AA-2006-1808-PMLA -  
 Transmittal of Map

Transmitted is a print of Preliminary Parcel Map L.A. No. AA-2006-1808-PMLA lying along the westerly side of Las Lunitas Avenue (Local Street) and northerly of Summitrose Street in Council District No. 2.

This map has been filed for a 2-lot single-family subdivision over a parcel of land in the existing R1-1 zone.

The subdivision layout is generally satisfactory as submitted, except for labeling the following items on the map:

1. Street dedication.
2. "Parcel" next to the letters "A" and "B".
3. A clear solid line between Parcels "A" and "B" as proposed boundary.

In addition, each proposed parcel has less than the minimum lot-width frontage requirement, therefore, your department should make a determination in this issue.

There is an existing sanitary sewer available in Las Lunitas Avenue adjacent to the subdivision with a sewer house connection extended to the property line. The construction of a sewer house connection will be required to serve each parcel.

I recommend that Preliminary Parcel Map L.A. No. AA-2006-1808-PMLA, be approved, subject to the following conditions:

1. That a 10-foot wide strip of land be dedicated along Las Lunitas Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication.

Ms. Goldberg

-2-

2. That the final map indicate Parcel "A", Parcel "B", and solid line between two parcels satisfactory to the City Engineer.
3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Las Lunitas Avenue being dedicated and adjoining the subdivision by:
    1. Constructing an integral concrete curb and gutter, a 5-foot wide concrete sidewalk and planting street trees within the 12-foot border.
    2. Constructing suitable surfacing to join the existing pavement and to complete an 18-foot half roadway.
    3. Removing and reconstructing the existing improvements as necessary.
    4. Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
  - b. Construct the necessary sewer house connection to serve Parcel "A" and evaluate the efficiency of the existing house connection satisfactory to the City Engineer.

Any questions regarding this report should be directed to Mr. Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 977-7097.

EY/GRS/gt  
H:Ldg4\gtWP76

Enc.

cc: Valley Engineering District Office

Vijay Chum  
c/o Robert B. Lamishaw, JPL Zoning Services, Inc.  
Fax (818) 781-0929

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

Date: July 19, 2006

To: Ms. S. Gail Goldberg, Director  
Department of City Planning  
City Hall, Suite 763  
Attention: Deputy Advisory Agency

From: *Edmond Yew*  
Edmond Yew, Manager  
Land Development Group  
201 N. Figueroa Street, Suite 200  
Bureau of Engineering

Subject: Preliminary Parcel Map L.A. No. AA-2006-1808-PMLA -  
Transmittal of Map

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**Exhibit 9**

Ms. Goldberg

-2-

2. That the final map indicate Parcel "A", Parcel "B", and solid line between two parcels satisfactory to the City Engineer.
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    1. Constructing an integral concrete curb and gutter, a 5-foot wide concrete sidewalk and planting street trees within the 12-foot border.
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    3. Removing and reconstructing the existing improvements as necessary.
    4. Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
  - b. Construct the necessary sewer house connection to serve Parcel "A" and evaluate the efficiency of the existing house connection satisfactory to the City Engineer.

Any questions regarding this report should be directed to Mr. Ray Saidi of the Land Development Group, located at 201 North Figueroa Street, Suite 200, or by calling (213) 977-7097.

EY/GRS/gt  
H:Ldg4\gtWP76

Enc.

cc: Valley Engineering District Office

Vijay Chum  
c/o Robert B. Lamishaw, JPL Zoning Services, Inc.  
Fax (818) 781-0929

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**LOS ANGELES CITY PLANNING DEPARTMENT  
HEARING NOTICE**

---

**NORTH VALLEY AREA PLANNING COMMISSION**

DATE:            August 16, 2007  
TIME:            After 4:30 p.m.\*  
PLACE:           Marvin Braude Building  
                  First Floor Conference Room  
                  6262 Van Nuys Boulevard  
                  Van Nuys, CA 91401

**CASE: AA-2006-1808-PMLA-1A**  
ENV-2006-1809-MND  
Location: 10525 N. Las Lunitas Avenue  
Zone: R1-1  
Council District: 2  
Plan Area: Sunland-Tujunga-Lakeview Terrace  
Plan Land Use: Low Residential  
District Map: 207B197 1346  
Legal Description:    Portion of Lot 139, Arb 4,  
Zachau Tract

**Public Hearing: February 22, 2007**  
**Not Further Appealable per Ordinance 176,321**

**PROJECT:**                **A proposed two-parcel, single-family development on a 12,140 (gross) square foot lot.**

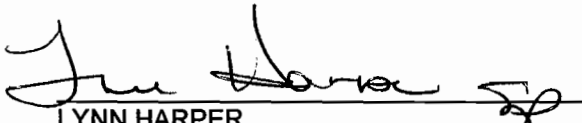
**REQUEST:**               **An appeal from the entire decision of the Advisory Agency in disapproving the Parcel Map AA-2006-1808-PMLA**


**APPELLANT:**             Vijay Chum; Represented by Robert Lamishaw

**APPLICANT:**            Vijay Chum

**RECOMMENDATION:**

1. DENY the appeal;
2. SUSTAIN the findings and conditions of the Advisory Agency ; and
3. ADOPT ENV-2006-1809-MND .

  
LYNN HARPER  
Deputy Advisory Agency

  
SUSAN PALMAS  
Planning Assistant

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Area Commission Secretariat, 200 North Spring Street, Room 500, Los Angeles, CA 90012* (Phone No.213-978-1300. While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assitive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.



**Division of Land  
Parcel Maps**




City Hall • 200 N. Spring Street, Room 763 • Los Angeles, CA 90012

**AGREEMENT TO EXTEND TIME**

Date: 7/10/07

Case Number: AA-2006-1808-PM-LA

I, Robert B Lamishaw do agree to grant an extension of time for  
the North Valley Area Planning Commission to act on the above  
referenced case until the following meeting date Aug. 16, 2007.

Signed 

Applicant Appellant  Representative

\*\* Transmit Conf. Report \*\*

P.1

Aug 1 2007 12:53

Fax/Phone Number	Mode	Start	Time	Page	Result	Note
918187810929	NORMAL	1,12:53	0'36"	2	* O K	



Division of Land

Parcel Maps

City Hall - 200 N. Spring Street, Room 783 - Los Angeles, CA 90012



DATE: 7/10/07

TO: Robert Lamishaw

FROM: Susan Palmas  
City of Los Angeles  
Planning Dept

SUBJECT: SCHEDULING OF APPEAL

No. of pages faxed 2

Following is an "Agreement to Extend Time" for the Appeal of Parcel Map AA-2666-1808-  
Pmur  
Address: 10525 W. Las Lunetas ave.

If you can please fax back with your signature, as soon as possible, so that we can schedule your appeal with the Commission. Thank you

Fax back to: Susan Palmas  
(213) 978-~~8115~~  
1343

NOTE

Robert,  
Can you please send/fax  
the following page  
so that we have on  
file, the agreement to  
extend time. Thanks Susan

**\*\* Transmit Conf. Report \*\***

P. 1

Jul 10 2007 11:20

Fax/Phone Number	Mode	Start	Time	Page	Result	Note
918187810929	NORMAL	10, 11:20	0'35"	2	* O K	



**Division of Land**

**Parcel Maps**

City Hall - 200 N. Spring Street, Room 763 - Los Angeles, CA 90012



DATE: 7/10/07

TO: Robert Lamichaw

FROM: Susan Palmas  
City of Los Angeles  
Planning Dept

SUBJECT: SCHEDULING OF APPEAL

No. of pages faxed 2

Following is an "Agreement to Extend Time" for the Appeal of Parcel Map AA-2606-1808  
Address: 10525 W. Las Lunetas ave. Pmure

( If you can please fax back with your signature, as soon as possible, so that we can schedule your appeal with the Commission. Thank you. )

Fax back to: Susan Palmas  
(213) 978-0416  
1343

NOTE





**Division of Land**

**Parcel Maps**

City Hall • 200 N. Spring Street, Room 763 • Los Angeles, CA 90012



DATE: 7/10/07

TO: Robert Lamishaw

FROM: Susan Palmas  
City of Los Angeles  
Planning Dept

SUBJECT: SCHEDULING OF APPEAL

No. of pages faxed 2

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Fax back to: Susan Palmas  
(213) 978-~~8445~~  
1343

NOTE

Robert,  
Can you please send/fax  
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file, the Agreement to  
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## Division of Land

### Parcel Maps

City Hall • 200 N. Spring Street, Room 763 • Los Angeles, CA 90012



## AGREEMENT TO EXTEND TIME

Date: 7/10/07

Case Number: AA-2006-1808-PM LA

I  do agree to grant an extension of time for  
the North Valley Area Planning Commission to act on the above  
referenced case until the following meeting date Aug. 16, 2007.

Signed x

Applicant  Appellant  Representative





NORTH VALLEY AREA PLANNING COMMISSION

MAY 17, 2007

*June 7*

ADVISORY AGENCY	Case Number	C D#	Planning Area	Date Appeal Filed	Exp. Date	Est. Time	Address
	2MLA	2	Sunland-Tujunga-Lake View Terrace ENV-2006-1809-MND	4/26/07	5/26/07	.15	10525 Las Lunitas Avenue Applicant: Vijay Chum Appellant: Same as above

*Herzberg  
Council  
Objects*

*1948 x  
2005*

CITY OF LOS ANGELES  
 OFFICE OF THE CITY CLERK  
 ROOM 395, CITY HALL  
 LOS ANGELES, CALIFORNIA 90012  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

<b>LEAD CITY AGENCY</b> LOS ANGELES CITY PLANNING DEPARTMENT	<b>COUNCIL DISTRICT</b> 2
---	------------------------------

<b>PROJECT TITLE</b> ENV-2006-1809-MND	<b>CASE NO.</b> AA-2006-1808-PMLA, ZA-2006-2026-ZV
---	---

**PROJECT LOCATION**  
 10525 N. LAS LUNITAS AVENUE; SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON

**PROJECT DESCRIPTION**  
 PARCEL MAP NO. AA-2006-1808-PMLA TO PERMIT THE RESUBDIVISION OF ONE LOT INTO TWO LOTS AND THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY RESIDENCES, WITH THE EXISTING SINGLE-FAMILY HOME TO BE REMOVED, ON A 9,740 NET SQUARE-FOOT SITE IN THE R1-1 ZONE. ALSO, A ZONING ADMINISTRATOR'S ADJUSTMENT TO PERMIT A REDUCED LOT WIDTH OF 40-FEET IN LIEU OF THE 50-FEET REQUIRED, AND A REDUCED LOT AREA OF 4,880 AND 4,860 SQUARE-FEET IN LIEU OF THE 5,000 SQUARE-FEET REQUIRED IN THE R1-1 ZONE. ADDITIONALLY, THERE IS A REQUEST FOR A MID-POINT VARIANCE.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
 VIJAY CHUM  
 10525 N. LAS LUNITAS AVENUE  
 TUJUNGA, CA 91042

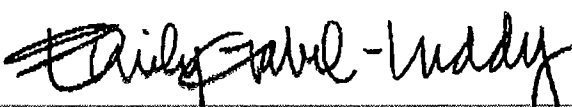
**FINDING:**  
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance  
 (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Leady City Agency. The project decision-make may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
LUCIRALIA IBARRA	PLANNING ASSISTANT	(213) 978-1376

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		04/19/2006

**I b1. Aesthetics (Hillside Site Design)**

Environmental impacts, such as alteration of existing or natural terrain may result from project implementation. However, these impacts will be mitigated to a level of insignificance by the following measures:

- Grading shall be kept to a minimum.
- Natural features, such as prominent knolls or ridge lines, shall be preserved.
- The project shall comply with the City's Hillside Development Guidelines.

**IV e. Tree Removal (Locally Protected Species)**

Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than insignificant by the following measures:

- Prior to the issuance of a grading permit or building permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 153,478, for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services.
- A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 153,478, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- Note: All protected tree removals shall be approved by the Board of Public Works on sites more than one acre in size. Contact: Urban Forestry Division at: 213-485-5675.

**IV f. Tree Removal (Non-Protected Trees)**

Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a level of insignificance by the following measures:

- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.
- Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

**VI aii. Seismic**

Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

**VI b. Erosion/Grading/Short-Term Construction Impacts**

Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.

- Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
- **Air Quality**
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **Grading**
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
  - Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
  - Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
  - Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

**VII b5. Explosion/Release (Asbestos Containing Materials)**

Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:

- Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.

**VIII c1. Single Family/Multi Family Hillside Dwelling**



Environmental impacts may result from erosion of sloped hillsides carrying sediments into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

**IX a. General Plan Designation/Zoning**

The proposed project would permit intensities and or densities exceeding those permitted by the existing \_\_\_\_\_ District Plan. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The applicant shall comply with mitigation measures required by this mitigated negative declaration (MND).

**XIII a. Public Services (Fire)**

Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**XIII c1. Public Services (Schools)**

Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

**XIII e. Public Services (Street Improvements Not Required By DOT)**

Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

**XIV a. Recreation (Increase Demand For Parks Or Recreational Facilities)**

Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated by the following measure:

- Per Section 17.12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

**XV e. Inadequate Emergency Access**

Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a level of insignificance by the following measure:

- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

**XVII d. End**

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

- Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

# CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

ROOM 395, CITY HALL

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

## INITIAL STUDY and CHECKLIST

(CEQA Guidelines Section 15063)

<b>LEAD CITY AGENCY:</b> LOS ANGELES CITY PLANNING DEPARTMENT	<b>COUNCIL DISTRICT:</b> CD 2 - WENDY GREUEL	<b>DATE:</b> 03/16/2006
<b>RESPONSIBLE AGENCIES:</b>		
<b>ENVIRONMENTAL CASE:</b> ENV-2006-1809-MND	<b>RELATED CASES:</b> AA-2006-1808-PMLA, ZA-2006-2026-ZV	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> SUBDIVIDE PARCEL INTO 2 SF LOTS, W/ REDUCED LOT WIDTHS & LOT AREAS.		
<b>ENV PROJECT DESCRIPTION:</b> PARCEL MAP NO. AA-2006-1808-PMLA TO PERMIT THE RESUBDIVISION OF ONE LOT INTO TWO LOTS AND THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY RESIDENCES, WITH THE EXISTING SINGLE-FAMILY HOME TO BE REMOVED, ON A 9,740 NET SQUARE-FOOT SITE IN THE R1-1 ZONE. ALSO, A ZONING ADMINISTRATOR'S ADJUSTMENT TO PERMIT A REDUCED LOT WIDTH OF 40-FEET IN LIEU OF THE 50-FEET REQUIRED, AND A REDUCED LOT AREA OF 4,880 AND 4,860 SQUARE-FEET IN LIEU OF THE 5,000 SQUARE-FEET REQUIRED IN THE R1-1 ZONE. ADDITIONALLY, THERE IS A REQUEST FOR A MID-POINT VARIANCE.		
<b>ENVIRONMENTAL SETTINGS:</b> THE PROJECT SITE IS 0.22 NET ACRE SITE, RECTANGULAR-SHAPED, INTERIOR LOT. THE SITE HAS LESS THAN A 10% SLOPE AND IS CURRENTLY IMPROVED WITH A SINGLE-FAMILY RESIDENCE. ADJACENT USES INCLUDE SINGLE-FAMILY RESIDENCES ON ALL SIDES IN THE R1-1 ZONE. LAS LUNITAS AVENUE IS A LOCAL STREET DEDICATED TO A 40-FOOT WIDTH AT THE PROJECT'S STREET FRONTAGE.		
<b>PROJECT LOCATION:</b> 10525 N. LAS LUNITAS AVENUE; SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON		
<b>COMMUNITY PLAN AREA:</b> SUNLAND - TUJUNGA - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON <b>STATUS:</b> <input type="checkbox"/> Preliminary <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> ADOPTED: NOVEMBER 18, 1997	<b>AREA PLANNING COMMISSION:</b> NORTH VALLEY  <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> SUNLAND - TUJUNGA
<b>EXISTING ZONING:</b> R1-1	<b>MAX. DENSITY ZONING:</b> 1	
<b>GENERAL PLAN LAND USE:</b> LOW RESIDENTIAL	<b>MAX. DENSITY PLAN:</b> 4-9 UNITS PER ACRE	
	<b>PROPOSED PROJECT DENSITY:</b> 2 UNITS	

## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
PLANNING ASSISTANT

(213) 978-1376

Signature

Title

Phone

### Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

## Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input checked="" type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/CIRCULATION <input type="checkbox"/> UTILITIES <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### *Background*

**PROPONENT NAME:**

VIJAY CHUM

**PHONE NUMBER:**

(818) 293-1061

**APPLICANT ADDRESS:**10525 N. LAS LUNITAS AVENUE  
TUJUNGA, CA 91042**AGENCY REQUIRING CHECKLIST:**

DEPARTMENT OF CITY PLANNING

**DATE SUBMITTED:**

03/10/2006

**PROPOSAL NAME (if Applicable):**

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?		✓	
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?			✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?	✓		
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?		✓	
<b>II. AGRICULTURAL RESOURCES</b>				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
<b>III. AIR QUALITY</b>				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?	✓		
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?	✓		
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?			✓
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓
<b>IV. BIOLOGICAL RESOURCES</b>				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?			✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?		✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?		✓		
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓

#### V. CULTURAL RESOURCES

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA '15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA '15064.5?				✓
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓

#### VI. GEOLOGY AND SOILS

a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : \r\nRUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : \r\nSTRONG SEISMIC GROUND SHAKING?		✓		
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : \r\nSEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : \r\nLANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?		✓		
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?				✓
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓

#### VII. HAZARDS AND HAZARDOUS MATERIALS

a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?		✓		



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓

#### VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?			✓	
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?				✓
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?				✓
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?		✓		
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?		✓		
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?			✓	
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INQUIRY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓

#### IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?		✓		
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓

**X. MINERAL RESOURCES**

a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓

**XI. NOISE**

a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?		✓		
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUND BORNE VIBRATION OR GROUND BORNE NOISE LEVELS?			✓	
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?			✓	
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?			✓	
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓

**XII. POPULATION AND HOUSING**

a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?			✓	
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓

**XIII. PUBLIC SERVICES**

a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?			✓	
c.	SCHOOLS?		✓		
d.	PARKS?		✓		
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?		✓		

**XIV. RECREATION**

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?		✓		
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓

**XV. TRANSPORTATION/CIRCULATION**

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?			✓	
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?				✓
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?				✓
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?		✓		
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓

**XVI. UTILITIES**

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?				✓
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?			✓	
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECT=S PROJECTED DEMAND IN ADDITION TO THE PROVIDER=S			✓	
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT=S SOLID WASTE DISPOSAL NEEDS?			✓	
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				✓
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).		✓		
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?				✓

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2006-1809-MND** and the associated case(s), **AA-2006-1808-PMLA, ZA-2006-2026-ZV**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
LUCIRALIA IBARRA	PLANNING ASSISTANT	(213) 978-1376	03/20/2006

Impact?	Explanation	Mitigation Measures
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**APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE**

<b>I. AESTHETICS</b>		
a.	LESS THAN SIGNIFICANT IMPACT	THE SITE IS CURRENTLY IMPROVED WITH A SINGLE-FAMILY RESIDENCE ON A HILLSIDE LOT. THE EXISTING SINGLE-FAMILY HOME WILL BE REPLACED WITH TWO NEW SINGLE-FAMILY RESIDENCES. THE SITE CONTAINS NO SCENIC VISTAS, AND WOULD RESULT IN A LESS THAN SIGNIFICANT IMPACT.
b.	NO IMPACT	THE SITE IS IMPROVED WITH A SINGLE FAMILY RESIDENCE AND DOES NOT CONTAIN ANY SCENIC RESOURCES. NO IMPACT WOULD RESULT.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE APPLICANT IS SEEKING TO REPLACE A SINGLE FAMILY HOME WITH TWO NEW SINGLE FAMILY DWELLINGS. THE PPROJECT WILL NEED TO BE LANDSCAPED TO MITIGATE THE INCREASED DENSITY OF THE PROPOSED PROJECT. AFTER MITIGATION, THE IMPACT WILL BE LESS THAN SIGNIFICANT.
d.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT OF TWO SINGLE FAMILY DWELLINGS WILL NOT CREATE SUBSTANTAILLY MORE LIGHT SOURCES. THE PROJECT SHOULD RESULT IN A LESS THAN SIGNIFICANT IMPACT.
<b>II. AGRICULTURAL RESOURCES</b>		
a.	NO IMPACT	THE SITE IS ZONED FOR RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE. NO IMPACT WILL RESULT.
b.	NO IMPACT	THE SITE IS ZONED FOR RESIDENTIAL USE AND DOES NOT CONTAIN FARMLAND OF ANY TYPE. NO IMPACT WILL RESULT.
c.	NO IMPACT	THE PROJECT WILL NOT RESULT IN OFF-SITE CONVERSION OF FARMLAND TO NON-AGRICULTURAL USE.
<b>III. AIR QUALITY</b>		
a.	NO IMPACT	THE DEVELOPMENT OF THIS PROJECT WILL NOT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF EITHER PLAN.

Impact?	Explanation	Mitigation Measures
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION PHASE MAY INCREASE THE EXISTING BASIN-WIDE AIR QUALITY VIOLATIONS, HOWEVER, THESE IMPACTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE PROPOSED MITIGATION MEASURES.	SEE VI B
c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE CONSTRUCTION PHASE MAY INCREASE THE EXISTING BASIN-WIDE AIR QUALITY VIOLATIONS, HOWEVER, THESE IMPACTS WILL BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL BY THE PROPOSED MITIGATION MEASURES.	SEE VI B
d. NO IMPACT	THE DEVELOPMENT OF THE SITE IS NOT LIKELY TO EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS. NO IMPACT WOULD RESULT.	
e. NO IMPACT	NO OBJECTIONABLE ODORS ARE ANTICIPATED TO RESULT FROM THIS RESIDENTIAL PROJECT.	
<b>IV. BIOLOGICAL RESOURCES</b>		
a. NO IMPACT	THE SITE IS LOCATED IN A RESIDENTIALLY DEVELOPED AREA. NO SENSITIVE SPECIES ARE EXPECTED TO LOCATED ON THE SITE. NO IMPACT WILL RESULT.	
b. NO IMPACT	THE SITE DOES NOT CONTAIN RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITIES. NO IMPACT WOULD RESULT.	
c. NO IMPACT	THE SITE DOES NOT CONTAIN WETLANDS. NO IMPACT WOULD RESULT.	
d. LESS THAN SIGNIFICANT IMPACT	WHILE THE PROJECT SITE IS LOCATED IN A HILLSIDE AREA, THE PROJECT AREA IS FULLY DEVELOPED WITH RESIDENTIAL USES. THE DEVELOPMENT OF THE SITE IS NOT LIKELY TO INTERFERE WITH THE MOVEMENT OF ANY NATIVE WILDLIFE OR ESTABLISHED RESIDENT SPECIES.	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE CONTAINS 7 TREES OF VARYING SPECIES AND WIDTHS, INCLUDING ONE OAK TREE. ALL OAK TREES TO REMOVED MUST BE REPLACED ON A 2:1 RATIO , AND ALL NON-OAK TREES TO BE REMOVED MUST BE REPLACED ON A 1:1 RATIO TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	IV e, IV f

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	THE PROPOSED PROJECT WILL NOT CONFLICT WITH ANY HABITAT CONSERVATION PLANS.	
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**V. CULTURAL RESOURCES**

a.	NO IMPACT	THE SITE LOCATION HAS NOT BEEN IDENTIFIED AS A HISTORIC RESOURCE. NO IMPACT WOULD RESULT.	
b.	NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA OF KNOWN ARCHAEOLOGICAL RESOURCES. NO IMPACT WOULD RESULT.	
c.	NO IMPACT	THE PROJECT IS NOT LOCATED IN AN AREA OF KNOWN PALEONTOLOGICAL RESOURCES. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	NO HUMAN REMAINS ARE ANTICIPATED TO BE LOCATED AT THE PROJECT SITE. NO IMPACT WOULD RESULT.	

**VI. GEOLOGY AND SOILS**

a.	NO IMPACT	THE SITE IS NOT LOCATED IN AN ALQUIST-PRIOLO ZONE. NO IMPACT WOULD RESULT.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>THE SUBJECT PROPERTY IS SUBJECT TO STRONG SEISMIC SHAKING. HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY FOLLOWING THE UNIFORM BUILDING CODE STANDARDS DURING CONSTRUCTION.</b>	VI aii
c.	NO IMPACT	THE SITE IS NOT LOCATED IN A LIQUEFACTION ZONE. NO IMPACT WOULD RESULT.	
d.	NO IMPACT	THE PROPERTY IS NOT IDENTIFIED AS BEING LOCATED IN A LANDSLIDE AREA. NO IMPACT SHOULD RESULT.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>THE GRADING OF THE SITE WILL RESULT IN THE LOSS OF TOPSOIL; HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE INCORPORATION OF CONSTRUCTION MITIGATION MEASURES.</b>	VI b
f.	NO IMPACT	THE SUBJECT PROPERTY IS STABLE AND IS NOT ANTICIPATED TO BECOME UNSTABLE DUE TO CONSTRUCTION OF THE PROJECT.	
g.	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN EXPANSIVE SOILS. NO IMPACT WOULD RESULT.	



Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	NO SEPTIC TANKS ARE PROPOSED AS PART OF THIS PROJECT. NO IMPACT WOULD RESULT.	
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**VII. HAZARDS AND HAZARDOUS MATERIALS**

a.	NO IMPACT	NO HAZARDOUS MATERIALS ARE PROPOSED TO BE ROUTINELY TRANSPORTED, USED, OR DISPOSED OF AS PART OF THIS PROJECT.	
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE SITE IS DEVELOPED WITH A SINGLE FAMILY RESIDENCE AND MAY CONTAIN ASBESTOS CONTAINING MATERIALS (ACM). AN ACM SURVEY AND ABATEMENT OF ALL ACM MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT IN ORDER TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT IMPACT.	VII b5
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c.	NO IMPACT	THE PROJECT IS NOT LOCATED NEAR A SCHOOL. MOREOVER, THE PROJECT DOES NOT PROPOSE TO HANDLE HAZARDOUS MATERIALS, SUBSTANCES OR WASTE. NO IMPACT WOULD RESULT.	
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d.	NO IMPACT	THE SITE IS NOT LOCATED ON A LIST OF HAZARDOUS MATERIALS SITES. NO IMPACT WOULD RESULT.	
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e.	NO IMPACT	THE SITE IS NOT LOCATED WITHIN AN AIRPORT LAND USE PLAN. NO IMPACT WOULD RESULT.	
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f.	NO IMPACT	THE SITE IS NOT LOCATED NEAR A PRIVATE AIRSTRIP. NO IMPACT WOULD RESULT.	
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g.	NO IMPACT	THE PROPOSED DEVELOPMENT IS PERMITTED IN THE ZONING AND WILL NOT IMPAIR THE IMPLEMENTATION OF OR INTERFERE WITH AN EMERGENCY RESPONSE OR EVACUATION PLAN. NO IMPACT WOULD RESULT.	
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h.	NO IMPACT	THE SITE IS NOT IDENTIFIED AS BEING LOCATED IN A FIRE HAZARD AREA. NO IMPACT SHOULD RESULT.	
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**VIII. HYDROLOGY AND WATER QUALITY**

a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED RESIDENTIAL PROJECT IS NOT ANTICIPATED TO VIOLATE ANY WATER QUALITY OR WASTE DISCHARGE REQUIREMENTS.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	THE PROPOSED PROJECT SHOULD NOT CAUSE THE DEPLETION OF GROUNDWATER SUPPLIES OR THE INTERFERENCE OF GROUNDWATER RECHARGE. THE PROJECT WILL CONTINUE TO BE SUPPLIED WITH WATER BY THE LA DWP.	
c.	NO IMPACT	THE PROJECT SITE DOES NOT CONTAIN A STREAM OR RIVER. THE SITE CURRENTLY DRAINS INTO THE SEWER AS WILL THE PROPOSED PROJECT. NO IMPACT WILL RESULT.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL BE REQUIRED TO CONTROL STORMWATER RUNOFF USING BEST MANAGEMENT PRACTICES AND A RETENTION BASIN. AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE IMPACT WILL BE LESS THAN SIGNIFICANT.	VIII c1
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL BE REQUIRED TO CONTROL STORMWATER RUNOFF USING BEST MANAGEMENT PRACTICES AND A RETENTION BASIN. AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE IMPACT WILL BE LESS THAN SIGNIFICANT.	VIII c1
f.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED PROJECT IS NOT ANTICIPATED TO SUBSTANTIALLY DEGRADE WATER QUALITY.	
g.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. NO IMPACT WOULD RESULT.	
h.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. NO IMPACT WOULD RESULT.	
i.	NO IMPACT	THE PROPERTY IS NOT LOCATED IN A POTENTIAL DAM INUNDATION ZONE. NO IMPACT WOULD RESULT.	
j.	NO IMPACT	THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN INUNDATION ZONE FOR SEICHES, TSUNAMIS, OR MUDFLOW. NO IMPACT WOULD RESULT.	

**IX. LAND USE AND PLANNING**

a.	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT WILL NOT DIVIDE AN ESTABLISHED COMMUNITY. NO IMPACT WOULD RESULT.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE APPLICANT IS ALLOWED 1 SINGLE FAMILY RESIDENCES ON THE 9,740 NET SQUARE FOOT SITE. BASED ON THE R1-1 ZONE ON THE SITE, THE 2 SINGLE FAMILY LOTS ARE NOT COMPATIBLE WITH THE	IX a REQUIRES CITY PLANNING APPROVAL

Impact?	Explanation	Mitigation Measures
	<p><b>ZONE AND THE LAMC. HOWEVER, WITH THIS REQUEST, THE APPLICANT IS REQUESTING A ZONING ADMINISTRATOR'S ADJUSTMENT FOR REDUCED LOT WIDTHS AND REDUCED LOT AREAS, AND A MIDPOINT VARIANCE. APPLICANT WOULD REQUIRE CITY PLANNING APPROVAL TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.</b></p>	
c. NO IMPACT	<p>THE PROPOSED RESIDENTIAL PROJECT WILL NOT CONFLICT WITH ANY APPLICABLE CONSERVATION OR NATURAL COMMUNITY CONSERVATION PLANS DUE TO ITS LOCATION IN A DEVELOPED, URBAN AREA.</p>	
<b>X. MINERAL RESOURCES</b>		
a. NO IMPACT	<p>THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.</p>	
b. NO IMPACT	<p>THE SITE IS NOT LOCATED IN A KNOWN AREA OF MINERAL RESOURCES. NO IMPACT IS EXPECTED TO RESULT.</p>	
<b>XI. NOISE</b>		
a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p><b>DURING CONSTRUCTION OF THE PROJECT, THE APPLICANT WILL BE REQUIRED TO COMPLY WITH THE CITY'S NOISE ORDINANCE AND THE ATTACHED CONSTRUCTION NOISE MITIGATION MEASURES TO REDUCE THE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.</b></p>	SEE VI B
b. LESS THAN SIGNIFICANT IMPACT	<p>THE PROJECT CONSTRUCTION WILL BE TYPICAL OF ADJACENT SINGLE-FAMILY SHOMES IN THE VICINITY OF THE PROJECT SITE AND IS NOT ANTICIPATED TO RESULT IN EXCESSIVE GROUNDBORNE VIBRATION OR NOISE LEVELS.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>THE DEVELOPMENT OF TWO SINGLE FAMILY HOMES ON THE SITE SHOULD NOT RESULT IN A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS AND WOULD BE SIMILAR TO ADJACENT SINGLE-FAMILY RESIDENCES IN THE AREA. THE IMPACT WOULD BE LESS THAN SIGNIFICANT.</p>	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT IS ANTICIPATED TO RESULT IN A LESS THAN SIGNIFICANT INCREASE IN AMBIENT NOISE LEVELS IN THE VICINITY.	
e.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN A FLIGHT PATH, AS SUCH IT IS NOT ANTICIPATED TO HAVE A NOISE IMPACT.	
f.	NO IMPACT	THE PROJECT IS NOT LOCATED WITHIN A PRIVATE AIRSTRIP, AS SUCH IT IS NOT ANTICIPATED TO HAVE A NOISE IMPACT.	

**XII. POPULATION AND HOUSING**

a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED RESIDENTIAL PROJECT, WITH TWO SINGLE FAMILY HOMES WILL NOT INDUCE SUBSTANTIAL POPULATION GROWTH. A LESS THAN SIGNIFICANT IMPACT WOULD RESULT.	
b.	NO IMPACT	THE DEVELOPMENT OF TWO SINGLE FAMILY HOMES WILL NOT DISPLACE EXISTING HOUSING OR NECESITATE THE CONSTRUCTION OF HOUSING ELSEWHERE. THE PROJECT DENSITY IS GENERALLY CONSISTENT WITH THE ZONE AND THE GENERAL PLAN AND WOULD RESULT IN NO IMPACT.	
c.	NO IMPACT	THE SITE IS A VACANT AND UNIMPROVED AREA. NO IMPACT WOULD RESULT.	

**XIII. PUBLIC SERVICES**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT IS LOCATED IN AN AREA WITH INADEQUATE FIRE RESPONSE TIMES. THE PROJECT WILL BE REVIEWED BY THE LA FIRE DEPARTMENT WHO WILL REQUIRE MITIGATION MEASURES TO REDUCE THE FIRE IMPACT TO A LESS THAN SIGNIFICANT LEVEL.	Xiii a
b.	LESS THAN SIGNIFICANT IMPACT	THE PROJECT SHOULD RESULT IN A LESS THAN SIGNIFICANT IMPACT TO POLICE RESPONSE TIMES.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL INCREASE THE DEMAND ON AREA SCHOOLS, HOWEVER, THE IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF SCHOOL FEES TO LAUSD.	XIII c1

Impact?	Explanation	Mitigation Measures
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROJECT WILL RESULT IN AN INCREASE IN THE USE OF PARKS, HOWEVER, THIS IMPACT WILL BE REDUCED TO A LESS THAN SIGNIFICANT LEVEL BY THE PAYMENT OF QUIMBY FEES.	SEE XIVA
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	STREET DEDICATIONS AND/OR IMPROVEMENTS MAY BE REQUIRED ALONG LAS LUNITAS AVENUE TO COMPLY WITH LOCAL STREET STANDARDS.	XIII e

**XIV. RECREATION**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE INCREASED USE OF PARKS BY THIS RESIDENTIAL PROJECT WILL BE MITIGATED BY THE PAYMENT OF QUIMBY FEES.	XIV a
b.	NO IMPACT	THE CONSTRUCTION OF THE PROPOSED RESIDENTIAL PROJECT WILL NOT RESULT IN THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES.	

**XV. TRANSPORTATION/CIRCULATION**

a.	LESS THAN SIGNIFICANT IMPACT	THE DEVELOPMENT OF THE PROPOSED 2 SINGLE FAMILY HOMES WILL REPLACE AN EXISTING SINGLE-FAMILY RESIDENCE. THE HOMES WILL BE SIMILAR TO ADJACENT SINGLE FAMILY STRUCTURES IN THE AREA AND IS NOT ANTICIPATED TO RESULT IN A SUBSTANTIAL INCREASE IN TRAFFIC IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM.	
b.	NO IMPACT	THE PROJECT WOULD NOT SUBSTANTIALLY INCREASE THE LEVEL OF SERVICE ON THE SURROUNDING STREETS.	
c.	NO IMPACT.	NO CHANGE IN AIR TRAFFIC PATTERNS WILL RESULT FROM THE PROPOSED RESIDENTIAL PROJECT.	
d.	NO IMPACT	THE PROJECT DOES NOT INCLUDE ANY HAZARDOUS DESIGN FEATURES. NO IMPACT WOULD RESULT.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	BOTH LADOT AND LAFD WILL REVIEW THE PROJECT'S EMERGENCY ACCESS TO ENSURE THAT POTENTIAL IMPACTS ARE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL.	XV e

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	THE PROJECT WILL PROVIDE PRIVATE PARKING FOR THE SINGLE FAMILY HOMES IN COMPLIANCE WITH THE LAMC PARKING REQUIREMENTS FOR SINGLE FAMILY DWELLINGS.	
g.	NO IMPACT	THE PROJECT SITE IS LOCATED WITHIN AND IS REQUIRED TO COMPLY WITH THE WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION SPECIFIC PLAN.	

**XVI. UTILITIES**

a.	NO IMPACT	THE PROPOSED RESIDENTIAL PROJECT SHOULD NOT EXCEED THE WASTEWATER TREATMENT REQUIREMENTS OF THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD.	
b.	NO IMPACT	THE CONSTRUCTION OF THIS RESIDENTIAL PROJECT WILL NOT REQUIRE THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR THE EXPANSION OF EXISTING FACILITIES.	
c.	NO IMPACT	THE PROPOSED PROJECT SHOULD NOT REQUIRE THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES.	
d.	LESS THAN SIGNIFICANT IMPACT	THE DEPARTMENT OF WATER AND POWER HAS ADEQUATE SUPPLIES TO SERVE THIS RESIDENTIAL PROJECT. THE NET INCREASE OF WATER USAGE WOULD BE LESS THAN SIGNIFICANT.	
e.	LESS THAN SIGNIFICANT IMPACT	THE INCREASE IN WASTEWATER CAN BE ACCOMMODATED BY THE WASTEWATER TREATMENT PROVIDER. THE IMPACT WILL BE LESS THAN SIGNIFICANT.	
f.	LESS THAN SIGNIFICANT IMPACT	THE LOCAL LANDFILLS HAVE SUFFICIENT CAPACITY TO SERVE THE PROPOSED PROJECT.	
g.	NO IMPACT	THE PROPOSED SINGLE FAMILY HOMES ARE LIKELY TO COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES REGULATING SOLID WASTE. NO IMPACT IS ANTICIPATED TO RESULT.	

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	NO IMPACT	THE PROPOSED PROJECT DOES NOT RESULT IN ANY IMPACTS THAT WOULD CAUSE THE ABOVE.	
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Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	THE PROPOSED RESIDENTIAL DEVELOPMENT WILL RESULT IN ENVIRONMENTAL IMPACTS, HOWEVER, EACH IMPACT CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL WITH THE INCORPORATION OF THE ATTACHED MITIGATION MEASURES.	XVII d
c.	NO IMPACT	AFTER IMPLEMENTATION OF MITIGATION MEASURES, THE PROPOSED PROJECT DOES NOT HAVE ANY SIGNIFICANT DIRECT OR INDIRECT IMPACTS TO HUMAN BEINGS.	

CALIFORNIA DEPARTMENT OF FISH AND GAME  
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

TRACT/PARCEL MAP NO. AA-2006-1808-PMLA

MND NO.

ENV-2006-1809-MND

ZA NO. ZA-2006-2026-ZV

PROJECT DESCRIPTION: PARCEL MAP NO. AA-2006-1808-PMLA TO PERMIT THE RESUBDIVISION OF ONE LOT INTO TWO LOTS AND THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY RESIDENCES, WITH THE EXISTING SINGLE-FAMILY HOME TO BE REMOVED, ON A 9,740 NET SQUARE-FOOT SITE IN THE R1-1 ZONE. ALSO, A ZONING ADMINISTRATOR'S ADJUSTMENT TO PERMIT A REDUCED LOT WIDTH OF 40-FEET IN LIEU OF THE 50-FEET REQUIRED, AND A REDUCED LOT AREA OF 4,880 AND 4,860 SQUARE-FEET IN LIEU OF THE 5,000 SQUARE-FEET REQUIRED IN THE R1-1 ZONE. ADDITIONALLY, THERE IS A REQUEST FOR A MID-POINT VARIANCE.

PROJECT ADDRESS: 10525 N. LAS LUNITAS AVENUE; SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON

APPLICANT NAME: VIJAY CHUM

APPLICANT ADDRESS: 10525 N. LAS LUNITAS AVENUE  
TUJUNGA, CA 91042


FINDINGS OF EXEMPTIONS

Based on the Initial Study prepared by the City Planning Department and all evidence in the record, on it is determined that the subject project, which is located in Los Angeles County, WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711.2 of the Fish and Game Code, Because:

- The Initial Study prepared for the project identifies no, potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.
- Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance.
- The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.

CERTIFICATION

I hereby certify that the Los Angeles Planning Department has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

CHIEF PLANNING OFFICIAL:	SIGNATURE:
EMILY GABEL	
DATE OF PREPARATION:	PRINT NAME:
03/17/2006	LUCIRALIA IBARRA





COUNT = 16

# JPL Zoning Services, Inc.

California Planning & Zoning

AA 2006-1808 PMLA  
ZA 2006-2026 ZV

Submitted  
at hearing  
1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

02/10/07  
Date

Zhorzh  
Name

10530 LAS LUNITAS  
Address



**JPL Zoning Services, Inc.**  
California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

Name

Date 02/12/2007.  
10516 REDMONT AVE  
Address



# JPL Zoning Services, Inc.

California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

Name

GEMINIANO B. ARROYO

Date

02/21/2007

10513 LAS LUNITAS AVE

Address

TUJUNGA, CA 91042



**JPL Zoning Services, Inc.**  
California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

2-18-07

Date

Elvira Lopez  
Name

10563 Las Lunitas ave  
Address



**JPL Zoning Services, Inc.**  
California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

Name

Date 2-10-07  
10525 LAS LUNITAS AVE  
Address



**JPL Zoning Services, Inc.**  
California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

HAMLET KHALAFYAN  
Name

Date 02-10-07  
10521 LAS LUNITAS AVE  
Address



**JPL Zoning Services, Inc.**  
California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

MARGARITA E. MORALES

Name

10546 1/2 N LAS LUNITAS

Address

Date

2-18-07



# JPL Zoning Services, Inc.

California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

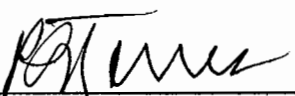
Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

  
Name

#10546 CAS <sup>Date</sup> LUNITAS AVE.  
Address





# JPL Zoning Services, Inc.

California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

Date 02-10-07

Alonso Espinoza  
Name

10534 Las Lunitas Ave  
Address

818.753.9321



**JPL Zoning Services, Inc.**  
California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planring Department:

I support the Parcel Map and Zone Variance request of as described above.

Name BARAKHANT S,

Date \_\_\_\_\_  
Address 10510 LAS LUNITAS AVE.



**JPL Zoning Services, Inc.**  
California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

Roger M. Lee  
Name

10538 Las Lunitas  
Address

Date



**JPL Zoning Services, Inc.**  
California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

Marilyn J. Newman  
Name

10558 Las Lunitas Ave  
Address

Date



**JPL Zoning Services, Inc.**  
California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

Mikel Womers  
Name

Date 2-13-07  
7421 Hillrose ST.  
Address



# JPL Zoning Services, Inc.

California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

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Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

Schel Bauer  
Name  
Schel Bauer

10532 Tujunga 2/1/07  
Address Date  
Tujunga CA 91042



**JPL Zoning Services, Inc.**  
California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

To express your support, please sign below and we will be sure that the City of Los Angeles is made aware of your opinion.

Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

Arthur Khachatryan  
Name

Date  
7315 Summitrose 2-15-07  
Address



# JPL Zoning Services, Inc.

California Planning & Zoning

1 February 2007

Dear Neighbor:

Vic Chum has submitting a request with the City of Los Angeles for a Preliminary Parcel Map, (lot split) and Zone Variance at 10525 N Las Lunitas Ave, Tujunga 91042 to allow him to divide his property into two parcels. The zone variance is necessary as the City will require him to dedicate approximately 10 feet of his property to Las Lunitas and complete street improvements. This dedication will make the size of the new parcels slightly less than 5,000 square feet, (a net of about 4,870 s.f.), with a width of 40 feet. If this dedication was not necessary the variance for reduced lot size would not be required, however, the street wouldn't be widened. We believe that this project will be good for the neighborhood, providing needed new housing and street improvements.

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Thank you for you help in this matter.

Cordially yours,

Robert B. Lamishaw

---

To: L.A. City Planning Department:

I support the Parcel Map and Zone Variance request of as described above.

Moshman, BE/60  
Name

Date: 02/13/07  
6107 SISTER ELISE DR. TUJUNGA  
Address



Alexandra Squiers  
10549 Pinyon Ave.  
Tujunga CA 91042

Concerning: CA-2006-1808-PMLA-1A  
CITY PLANNING

2007 AUG 16 PM 11:00

**FILE COPY**

Dear North Valley Area Planning Commission,

Please deny the appeal and do not allow the proposed lot split for Vijay Chum and his developer Robert Lamishaw. We have no laws preventing a home owner from building their dream home, what we do have is some modest regulation against unmitigated, nightmare speculation. If Mr. Chum achieves this variance it will cause a zoning change for the whole area decimating any charm or beauty that still remains. Mr. Chum has already pieced off one section of his property and built a huge, featureless, great wall of pink stucco and now he wants to cram in two more miserable mega-condos. He seems to think we owe him a guaranteed profit no matter what market he purchased under and no matter the cost to our property values in the terms of privacy, space or continuity.

The gold rush fever in real estate has fostered an unreasonable expectation of effortless profits for even the least talented or unimaginative builders; five day-laborers and a hot glue gun and you too can give up bussing tables and become rich! This has filled the foothills with botched bread-boxes beamed directly from Barstow. These twin-intricate boxzillas smother lots that used to hold hand made historical cabins of stone and charming craftsman bungalows surrounded by ancient oaks and towering pines. The speculators then sell to naive, "new-is-gooder" philistines and take their extracted profits and go live somewhere that applies their FAR regulations and is still beautiful. The continuing hypocrisy is obvious, if City Planning is collusive in the undermining of decent standard of green space and reasonable scale we suffer an injustice. We become a speculators slum.

Our zoning and FAR regulations are the only modest protections we have against lot-hungry exploitations. Please see that we are allowed the dignity of decent building regulations. We should not have to fear constant compromises by variances; the integrity of the Planning Commission on these issues is integral to responsible development. The convenience of those uninvested in the community should not take constant precedence over those who are trying to invest in the future of the foothills. This is a sorry moment for craftsmanship, innovation and design. Let's not accelerate the demise of all that is still lovely in Sunland-Tujunga.

Sincerely,

Alexandra Squiers

2007 AUG 16 AM 11:18

LOS ANGELES  
CITY PLANNING



# NORTH VALLEY AREA PLANNING COMMISSION DETERMINATION LETTER REQUEST SIGN UP SHEET

**COMMISSION MEETING DATE:** August 7, 2007

**ITEM NO:** 6

**CASE NO:** AA 2006-1808-PMLA-1A

If you would like a copy of the Commission Determination Letter for the above case number, fill in the following information below.

**PLEASE PRINT AND WRITE LEGIBLY**

Name	Address	City	Zip Code
1. Liz Toton	10518 Las Lunitas Ave	Tujunga	91042
2. Claire Gordon	10524 Las Lunitas Ave	Tujunga	91042
3. Cindy Cleghorn	10034 Commerce	Tujunga	91042
4.			
5.			
6.			
7.			
8.			
9.			

CITY OF LOS ANGELES PLANNING DEPARTMENT SPEAKER CARD  
Please PRINT LEGIBLY and submit card to the commission staff when completed.



Date: August 16, 2007      ITEM NO. 6      CASE NO.: AA 2006-1808-PMLA-1A

I wish to speak before the: NORTH VALLEY AREA PLANNING COMMISSION

CHECK MARK GENERAL PUBLIC COMMENT, OR TO SPEAK FOR OR AGAINST THE APPEAL OR PROPOSAL  
 FOR APPEAL       FOR PROPOSAL       GENERAL COMMENTS  
 AGAINST APPEAL       AGAINST PROPOSAL       RECOMMEND CHANGES

Name: Clare Gordon      Business or Organization Affiliation: \_\_\_\_\_  
Address: 10524 Las Lunetas Ave      City: Tujunga      State: CA      Zip: 91042  
Street \_\_\_\_\_  
Representing: \_\_\_\_\_  
Business phone: \_\_\_\_\_  
 Mayor       Council District No.: \_\_\_\_\_  
 Applicant/Representative       Appellant/Representative  
 Certified Neighborhood Council

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: ( \_\_\_\_\_ ) \_\_\_\_\_  
Client Address: \_\_\_\_\_  
Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Please see reverse of card for important information

CITY OF LOS ANGELES PLANNING DEPARTMENT SPEAKER CARD  
Please PRINT LEGIBLY and submit card to the commission staff when completed.

Date: August 16, 2007

ITEM NO. 6

CASE NO.: AA 2006-1808-PMLA-1A

I wish to speak before the:

NORTH VALLEY AREA PLANNING COMMISSION

CHECK MARK GENERAL PUBLIC COMMENT, OR TO SPEAK FOR OR AGAINST THE APPEAL OR PROPOSAL  
( ) FOR APPEAL ( ) FOR PROPOSAL ( ) GENERAL COMMENTS  
(X) AGAINST APPEAL ( ) AGAINST PROPOSAL ( ) RECOMMEND CHANGES

Name: Liz Tolan Business or Organization Affiliation: \_\_\_\_\_

Address: 10518 Las Lunas Ave Tyrone GA 91042  
Street City State Zip

Business phone: \_\_\_\_\_  
 Mayor  Council District No.: \_\_\_\_\_  
 Applicant/Representative  Appellant/Representative  
 Certified Neighborhood Council

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: ( ) \_\_\_\_\_

Client Address: \_\_\_\_\_  
Street City State Zip

Please see reverse of card for important information

CITY OF LOS ANGELES PLANNING DEPARTMENT SPEAKER CARD  
Please PRINT LEGIBLY and submit card to the commission staff when completed.

Date: August 16, 2007

ITEM NO. 6

CASE NO.: AA 2006-1808-PMLA-1A

I wish to speak before the:

NORTH VALLEY AREA PLANNING COMMISSION

CHECK MARK GENERAL PUBLIC COMMENT, OR TO SPEAK FOR OR AGAINST THE APPEAL OR PROPOSAL  
 FOR APPEAL  FOR PROPOSAL  GENERAL COMMENTS  
 AGAINST APPEAL  AGAINST PROPOSAL  RECOMMEND CHANGES

Name: Lindy Cleghorn Business or Organization Affiliation: Sunland-Feyjergate  
Address: 10034 Commerce Ave. Tujunga, CA 91042  
Street City State Zip  
Business phone: 818-353-7135  Mayor  Council District No.:  
 Applicant/Representative  Appellant/Representative  
 Certified Neighborhood Council

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: (\_\_\_\_) \_\_\_\_\_

Client Address: \_\_\_\_\_  
Street City State Zip

Please see reverse of card for important information



**JPL Zoning Services, Inc.**  
California Planning & Zoning

FILE COPY

RECEIVED  
CITY OF LOS ANGELES

16 August 2007

AUG 16 2007

CITY PLANNING DEPT.  
NORTH VALLEY  
AREA PLANNING COMMISSION

North Valley Area Planning Commission  
200 N Spring St.  
Room 532  
Attn: Commission Fely Pingol  
Los Angeles, CA 90012

REF: AA 2006-1808-PMLA-1A

Dear Ms Pingol,

I respectfully request that this case be continued until a NVAPC hearing in mid October 2007 to allow the applicant more time to work with the Neighborhood Council and Council Office on some of the outstanding issues of concern. We believe that we may be able to mitigate their concerns, however, additional time is needed to meet with the NC Board and Planning Committee.

The applicant agrees to a time extension of October 31, 2007 for Commission action and we will allow for a further extension if necessary for any City Council action that might be required.

Thank you for your consideration.

Best Regards,

Robert B. Lamishaw

FILE COPY

From: **roberta actor-thomas**  
<<mailto:roberta.actorthomas@gmail.com>roberta.actorthomas@gmail.com>  
Date: Aug 13, 2007 4:46 PM  
Subject: AA-2006-1808-PMLA-1A - please read and include in file  
To: <mailto:Felicidad.Pingol@lacity.org>Felicidad.Pingol@lacity.org  
Cc: <mailto:Lynn.Harper@lacity.org> Lynn.Harper@lacity.org, Jim Dantona  
<<mailto:Jim.Dantona@lacity.org>Jim.Dantona@lacity.org>,  
<mailto:Wendy.Greuel@lacity.org>Wendy.Greuel@lacity.org

Re AA-2006-1808-PMLA-1A  
Concerning 10525 Las Lunitas Ave.

Dear Commissioners,

Please deny the appeal by Vijay Chum for creation of 2 substandard lots at 10525 Las Lunitas. Apparently Mr.Chum bought his property at the top of the real estate market and is now finding it difficult to make the type of profit he anticipated by replacing the older house on the property with a larger one. We do sympathise - many of us are "losing" unrealized profit on our property at this time.

However, this is not a valid reason to throw out the standards for R-1 lots as established by zoning codes and which have been upheld until now. The creation of substandard subdivisions is is opposed by the Council office and our Neighborhood Council's Design Advisory Committee, and will harm, rather than benefit our neighborhood.

If speculators are allowed to simply split legal lots into substandard lots as property values sink, there will be an avalanche of demands from others who decide that substandard lot subdivisions are the ideal solution to their foundering real estate schemes.

Roberta Actor-Thomas  
10635 Las Lunitas Ave.  
Tujunga, CA 91042

RECEIVED  
CITY OF LOS ANGELES

AUG 16 2007

CITY PLANNING DEPT.  
NORTH VALLEY  
AREA PLANNING COMMISSION

IMPROVING THE QUALITY OF LIFE IN SUNLAND-TUJUNGA

# Sunland-Tujunga Neighborhood Council



7747 Foothill Blvd., Tujunga, CA 91042 • www.stnc.org • (818) 951-7411 • FAX (818) 951-7412

## DESIGN ADVISORY COMMITTEE

June 14, 2006

FILE COPY

Councilmember Wendy Greuel  
7747 Foothill Blvd.  
Tujunga, CA 91042

**Re: 10525 Las Lunitas, Tujunga  
Lot Split**

Dear Councilmember Greuel,

At the May 15, 2006 meeting of the Design Advisory Committee (DAC) of the Sunland Tujunga Neighborhood Council (STNC) the above site was reviewed by the DAC with the following recommendation.

**That the DAC, by unanimous vote and after a thorough presentation by the owner's representative, the STNC and DAC do not support this request for a lot split.** This project would do the opposite of what the community wants by creating substandard lots.

The STNC appreciates your support of the community in this matter.

If you have any questions or require additional information, please contact us.

Sincerely,

Cindy Cleghorn  
STNC Chairperson

Victor Castro  
STNC Design Advisory Committee Chair

**RECEIVED**  
CITY OF LOS ANGELES

AUG 16 2007

CITY PLANNING DEPT.  
NORTH VALLEY  
AREA PLANNING COMMISSION

cc:

Robert Lamishaw, JPL Zoning Services



# Sunland-Tujunga Neighborhood Council



IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

7747 Foothill Blvd., Tujunga, CA 91042 • www.stnc.org • 818-951-7411 • FAX 818-951-7412

August 16, 2007

North Valley Area Planning Commission

File Copy

RE: AA-2006-1808-PMLA-1A --- 10525 Las Lunitas, Tujunga

Dear Commissioners,

The Sunland-Tujunga Neighborhood Council respectfully requests that you deny the appeal filed by Vijay Chum regarding the above site at 10525 Las Lunitas in Tujunga. This site was presented to the neighborhood council in May 2006 and thoroughly reviewed by our land use committee which included neighbor participation. Further, the STNC attended the public hearing where again even more neighbor participation opposing this subdivision were present. The Council office opposes this as well.

Dividing this lot to create substandard lots is not compatible with the surrounding neighborhood and violates the zoning laws in place. To grant this request will allow for more of these types of subdivisions to occur. The City Planning Department staff have thoroughly reviewed this site and we highly respect their work. Therefore, it is the recommendation of our neighborhood council that you uphold the staff recommendation to deny this appeal.

Thank you for your consideration and service to our City.

Respectfully,

Cindy Cleghorn, Chairman  
Sunland-Tujunga Neighborhood Council (STNC)

Cc: Councilmember Wendy Greuel  
Vijay Chum

RECEIVED  
CITY OF LOS ANGELES

AUG 16 2007

CITY PLANNING DEPT.  
NORTH VALLEY  
AREA PLANNING COMMISSION

CITY OF LOS ANGELES  
PLANNING DEPARTMENT  
MASTER APPEAL FORM

APPEAL TO THE: North Valley Area Planning Commission

REGARDING CASE NO.: AA 2006-1808-PMLA & ~~ZA 2006-2026-ZV~~ J.L.

This application is to be used for any authorized appeals of discretionary actions administered by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. **A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.**

**APPELLANT INFORMATION: PLEASE PRINT CLEARLY**

Name Vijay Chum  
Mailing Address 10525 N Las Lunitas Ave.  
Tujunga, CA Zip: 91042

Work Phone: (818) 293-1061 Home Phone ( ) \_\_\_\_\_

- a) Are you or do you represent the original applicant?  
(Circle One)  YES  NO
- b) Are you filing to support the original applicant's position?  
(Circle One)  YES  NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?  
(Circle One) SELF OTHER
- d) If "other" please state the name of the person(s), organization or company (print clearly or type)
- \_\_\_\_\_
- \_\_\_\_\_

REPRESENTATIVE

Name Robert B. Lamishaw  
Mailing Address JPL Zoning Services, Inc.  
6257 Van Nuys Blvd, Suite 101  
Van Nuys, CA Zip 91401

Work Phone: (818) -781-0016 Home Phone ( --- ) \_\_\_\_\_

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Final Date to Appeal: 26 April 2007  
Authorizing Legislation 17.50 B

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Entire       Part

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SEE ATTACHED

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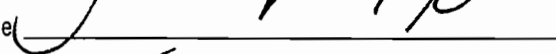
I certify that the statements contained in this application are complete and true:

Appellant 

OFFICIAL USE ONLY

Receipt No. 268212      Amount \$694.00      Date 4/26/07

Application Received By 

Application Deemed Complete 

Copies provided:       Determination       Receipt (original applicant only)

Determination Authority Notified (if necessary)

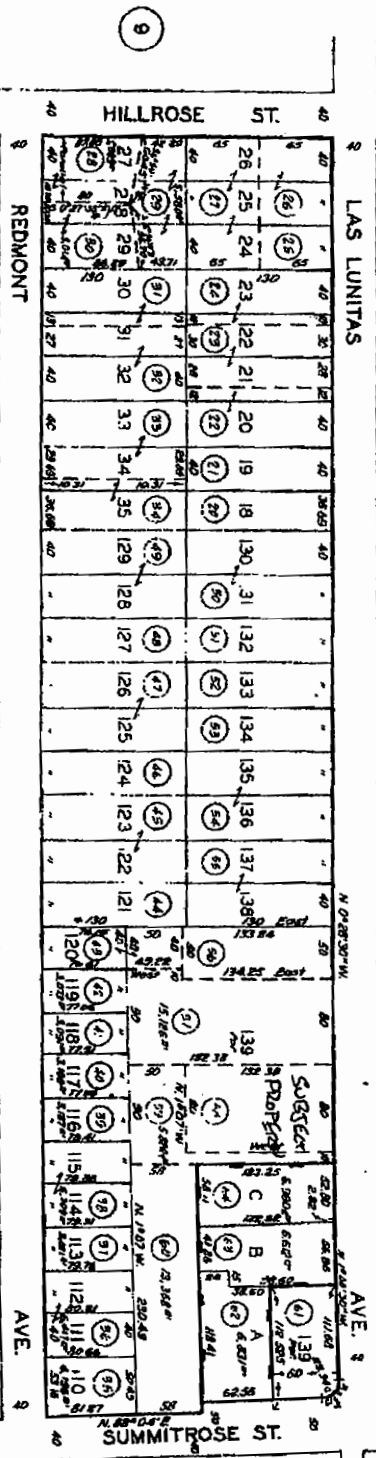
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  - b. The Deputy Advisory Agency also erred in the determination that reduced lot width of 40'. The decision letter states "The proposed preliminary parcel map creates lot sizes that do not conform to the size of nearby and contiguous lots on the same street." While it is true that contiguous properties on the same street are wider the vast majority of properties along the block face are only 40 feet in width, (see attached Assessors Plat Maps), Additionally, properties directly to the west, fronting Redmont Ave, are 40 feet in width with a large number of properties directly westerly being in the 3,500 s.f. range.

For these reasons the applicant believes that the Advisory Agencies decision should be overturned and the appeal upheld.





*Contract  
Completed  
Off job site*

- ① 48 Lots 40' wide or smaller
- ② 48 lots out of 57, 40' wide or smaller = 84%
- ③ 336 lots out of 392 are 40' wide or smaller = 86% (19 blocks)
- ④ 38 lots on LAS LUNITAS AVE. 28 Lots are 40' wide or smaller = 74%

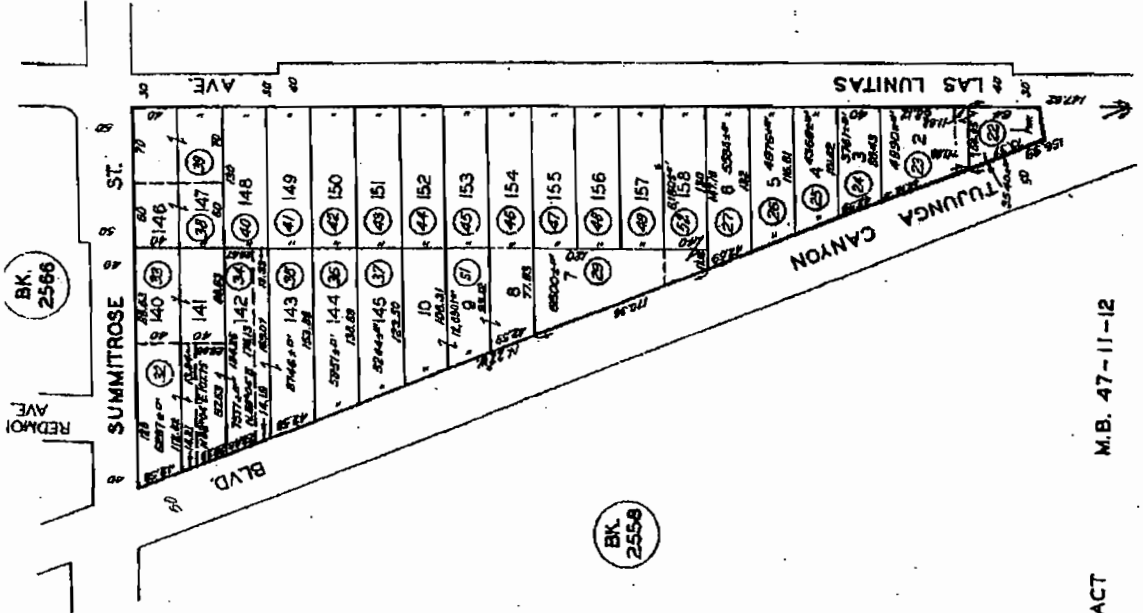
CODE  
13

ZACHAU TRACT M.B. 47-11-12  
PARCEL MAP - - P.M. 2-49

FOR PREV. ASSWT SEE:  
2566 - 12 & 13

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

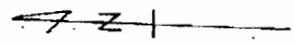
2006-11-13  
20051017/000001-05



⑩  
 28 Lots 40' wide or smaller  
 28 out of 33 = 85%

2006

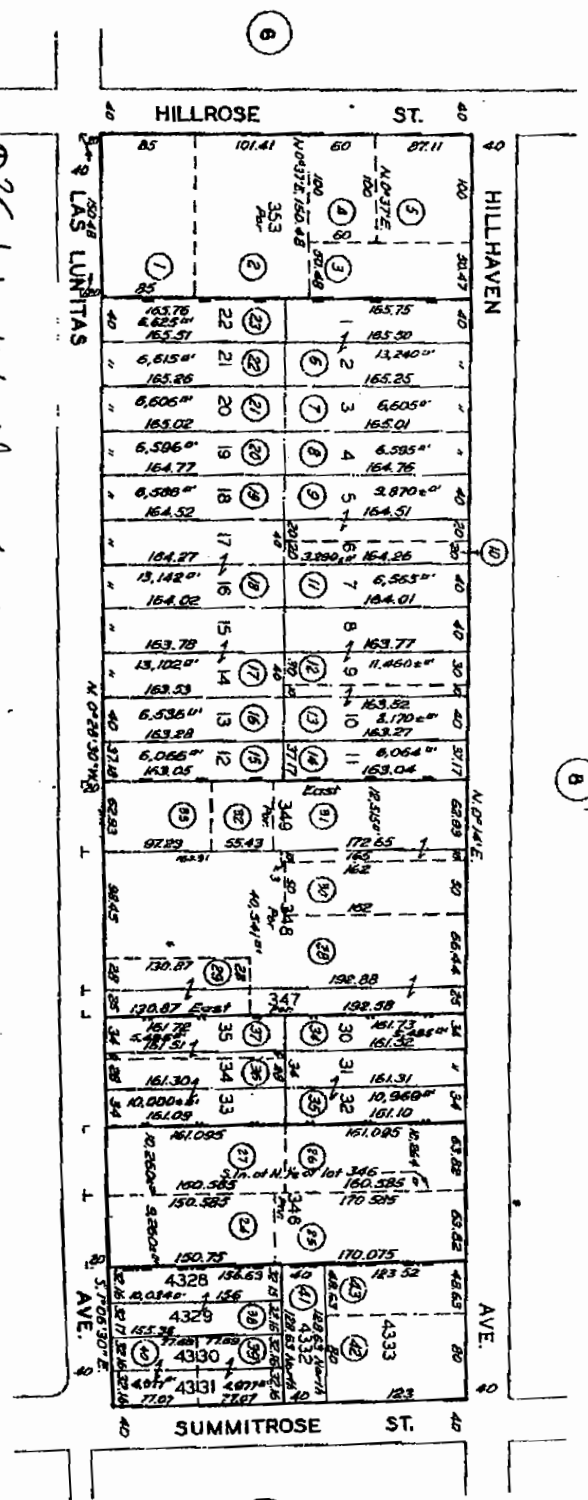
SCALE 1" = 100'



2005  
13

ZACHAU TRACT M.B. 47-11-12

FUR PROJ. #USMT ASE.  
2566-17



⊕ 35 Lots 40' wide or smaller  
 ⊕ 35 out of 52 = 67%

CODE 13  
 LOS TERRENTOS TRACT M.B. 24 - 81  
 TRACT NO. 3973 .. M.B. 39 - 85  
 TRACT NO. 3918 .. M.B. 45 - 5  
 TRACT NO. 4379 .. M.B. 50 - 61

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.  
 2585 - 10 & 11



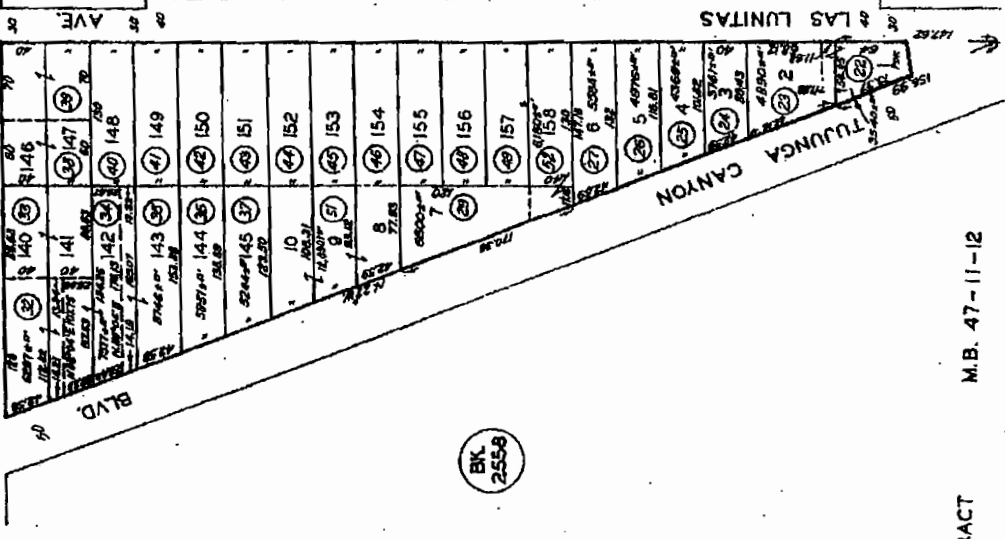
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2006

BK. 2556

REDMON AVE.

SUMMITROSE ST. 8



① 28 Lots 40' wide or smaller  
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 ⑩

BK. 2556

ZACHAU TRACT

M.B. 47-11-12

2006  
13

FOR PRY. AGENT SEE  
2556-17

20050804000001-03  
200510170000001-03

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PLANNING DEPARTMENT  
MASTER APPEAL FORM

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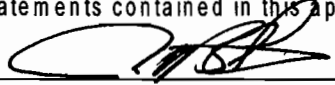
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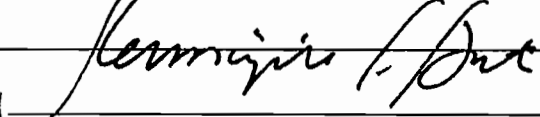
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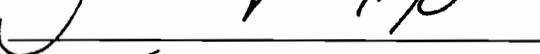
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Appellant 

OFFICIAL USE ONLY

Receipt No. 268212      Amount \$694.00      Date 4/26/07

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Application Deemed Complete 

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Determination Authority Notified (if necessary)

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# CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
CITY PLANNING COMMISSION  
JANE ELLISON USHER  
PRESIDENT  
WILLIAM ROSCHEN  
VICE-PRESIDENT  
DIEGO CARDOSO  
REGINA M. FREER  
ROBIN R. HUGHES  
ANDRES F. IRLANDO  
SABRINA KAY  
FR. SPENCER T. KEZIOS  
CINDY MONTAÑEZ  
MICHAEL K. WOO  
GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

EXECUTIVE OFFICES  
S. GAIL GOLDBERG, AICP  
DIRECTOR  
(213) 978-1271  
EVA YUAN-MCDANIEL  
ACTING DEPUTY DIRECTOR  
(213) 978-1399  
FAX: (213) 978-1275  
INFORMATION  
(213) 978-1270  
www.lacity.org/PLN

Decision Date: April 11, 2007

Appeal Period Ends: April 26, 2007

Vijay Chum (O)  
10525 N. Las Lunitas Avenue  
Tujunga, CA 91042

Robert B. Lamishaw (R)  
JPL Zoning Services, Inc.  
6263 Van Nuys Boulevard  
Van Nuys, CA 91401

Case No. AA-2006-1808-PMLA  
10525 N. Las Lunitas Avenue  
Sunland-Tujunga-Lake View Terrace-  
Shadow Hills-East LaTuna Canyon  
Planning Area  
Certified Neighborhood Council:  
Sunland-Tujunga  
Zone: R1-1  
D. M.: 207B197  
C. D.: 2  
CEQA: ENV-2006-1809-MND  
Legal Description :Portion of Lot 139,  
Arb 4, Zachau Tract

*LA's the Place*

In accordance with provisions of Sections 17.52A and 17.53 E. of the Los Angeles Municipal Code, and pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency disapproved Parcel Map AA-2004-4418-PMLA for creation of a two parcel single family development. The Advisory Agency's disapproval was made pursuant to the following findings:

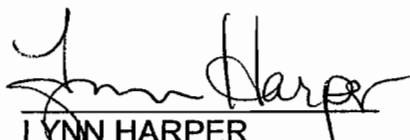
**THE PROPOSED PARCEL MAP IS NOT IN COMPLIANCE WITH THE ZONE CODE AND OTHER ORDINANCES OF THE CITY OF LOS ANGELES**

Proposed Parcels A and B have substandard lot widths of 40 feet in lieu of the minimum lot width of 50 feet, and substandard lot areas of 4,880 and 4,860 square feet, respectively, in lieu of the minimum lot area of 5,000 square feet, required by the R1 zone. The proposed parcel lot areas are also inconsistent with the requirement of the Sunland Interim Control Ordinance (No. 176,908) which states that lots in the R1 zone must have a minimum lot area of at least 8,000 square feet.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No requests for appeals received by mail will be accepted.

S. Gail Goldberg, AICP  
Advisory Agency

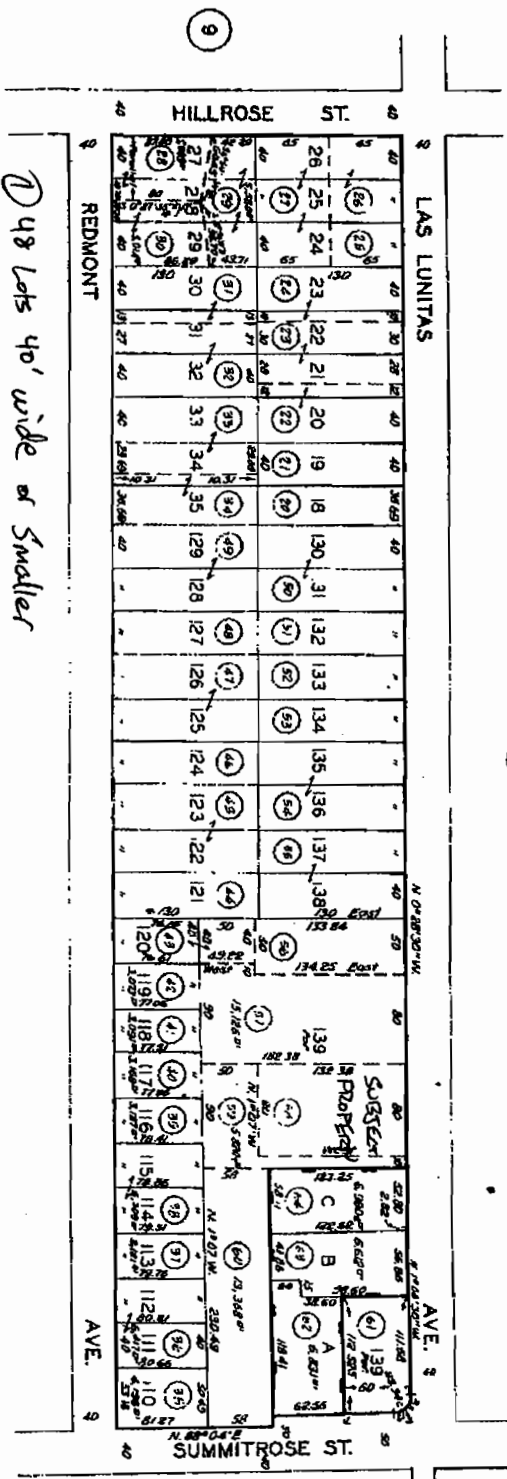
  
LYNN HARPER  
Deputy Advisory Agency

SGG:MSYY:LH:MW

cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 207N197  
Bureau of Street Lighting  
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)



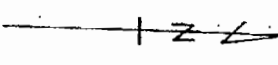
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PARCEL MAP P.M. 2-49  
FOR PREV. ASSW'T SEE: 2566 - 12 & 13

SCALE 1" = 100'

2006

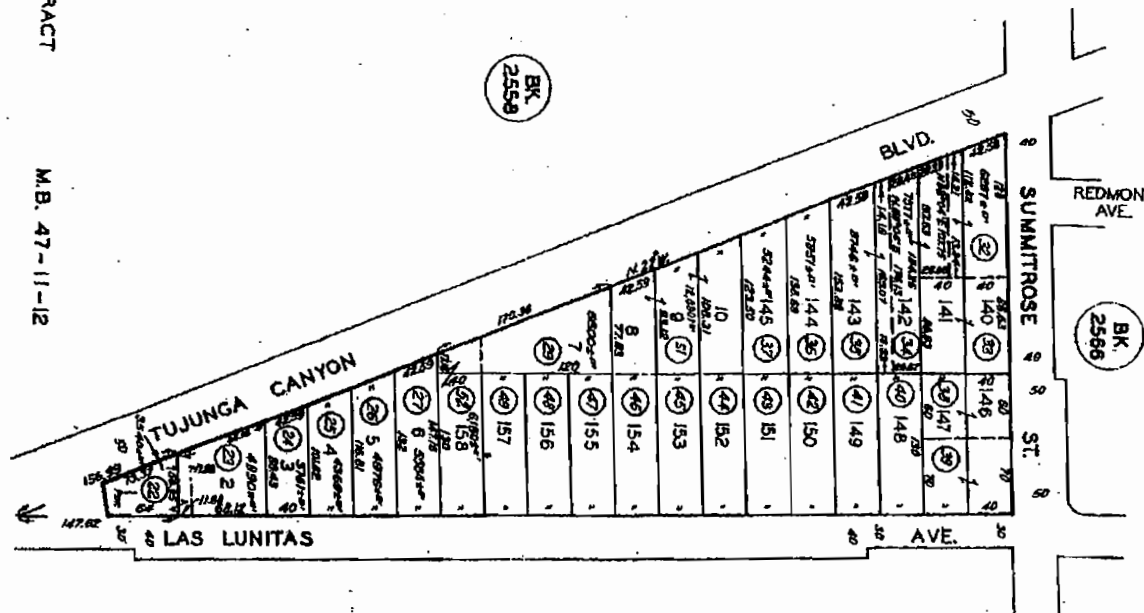


THE OFFICE ADDRESS IS: 2566-17

2006  
13

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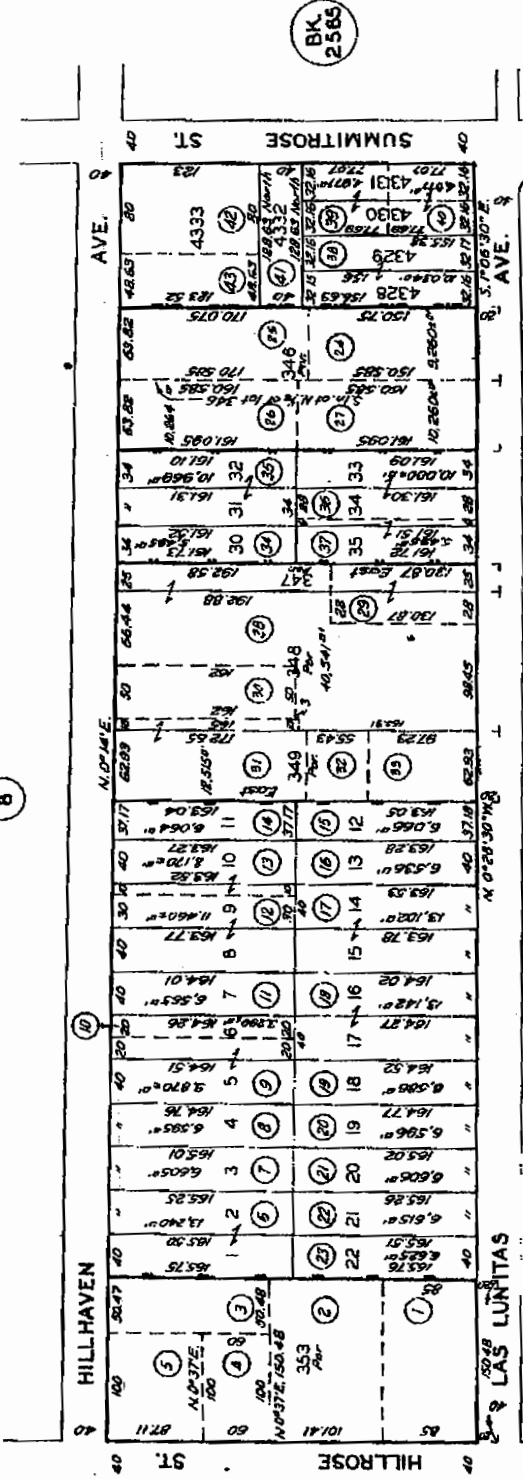


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FOR PREV. ASSMT SEE: 2556 - 10 & 11

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

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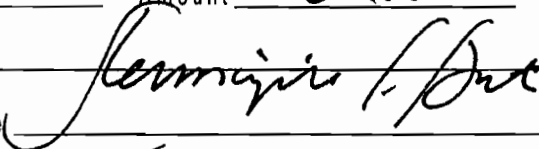
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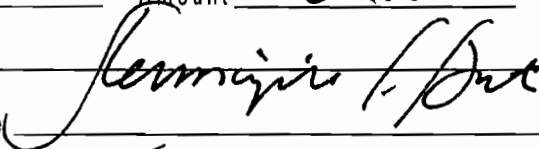
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CITY OF LOS ANGELES  
CALIFORNIA

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP  
DIRECTOR  
(213) 978-1271

EVA YUAN-MCDANIEL  
ACTING DEPUTY DIRECTOR  
(213) 978-1399

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270

www.lacity.org/PLN

CITY PLANNING COMMISSION

JANE ELLISON USHER  
PRESIDENT

WILLIAM ROSCHEN  
VICE-PRESIDENT

DIEGO CARDOSO  
REGINA M. FREER  
ROBIN R. HUGHES  
ANDRES F. IRLANDO  
SABRINA KAY

FR. SPENCER T. KEZIOS  
CINDY MONTAÑEZ  
MICHAEL K. WOO

GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300



ANTONIO R. VILLARAIGOSA  
MAYOR

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Appeal Period Ends: April 26, 2007

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6263 Van Nuys Boulevard  
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Case No. AA-2006-1808-PMLA  
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Sunland-Tujunga-Lake View Terrace-  
Shadow Hills-East LaTuna Canyon  
Planning Area

Certified Neighborhood Council:  
Sunland-Tujunga

Zone: R1-1  
D. M.: 207B197

C. D.: 2

CEQA: ENV-2006-1809-MND

Legal Description :Portion of Lot 139,  
Arb 4, Zachau Tract

*LAB the other*

In accordance with provisions of Sections 17. 52A and 17.53 E. of the Los Angeles Municipal Code, and pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency disapproved Parcel Map AA-2004-4418-PMLA for creation of a two parcel single family development. The Advisory Agency's disapproval was made pursuant to the following findings:


THE PROPOSED PARCEL MAP IS NOT IN COMPLIANCE WITH THE ZONE CODE AND OTHER ORDINANCES OF THE CITY OF LOS ANGELES

Proposed Parcels A and B have substandard lot widths of 40 feet in lieu of the minimum lot width of 50 feet, and substandard lot areas of 4,880 and 4,860 square feet, respectively, in lieu of the minimum lot area of 5,000 square feet, required by the R1 zone. The proposed parcel lot areas are also inconsistent with the requirement of the Sunland Interim Control Ordinance (No. 176,908) which states that lots in the R1 zone must have a minimum lot area of at least 8,000 square feet.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No requests for appeals received by mail will be accepted.

S. Gail Goldberg, AICP  
Advisory Agency

  
LYNN HARPER  
Deputy Advisory Agency

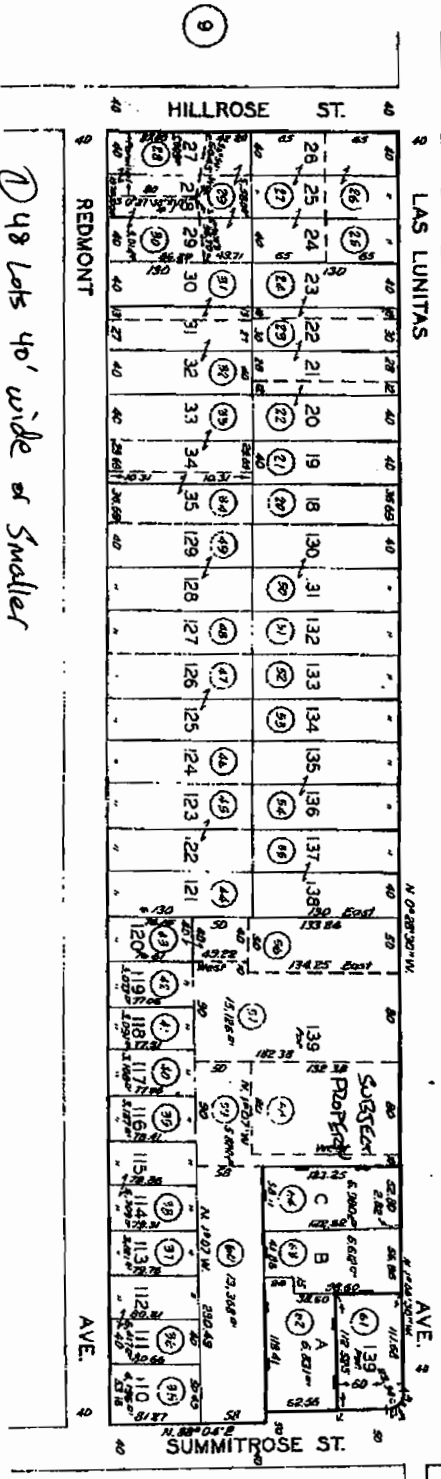
SGG:MSYY:LH:MW

cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 207N197  
Bureau of Street Lighting  
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

4300 13  
SCALE 1" = 100'



*Contract Compliance  
Officer's Report*

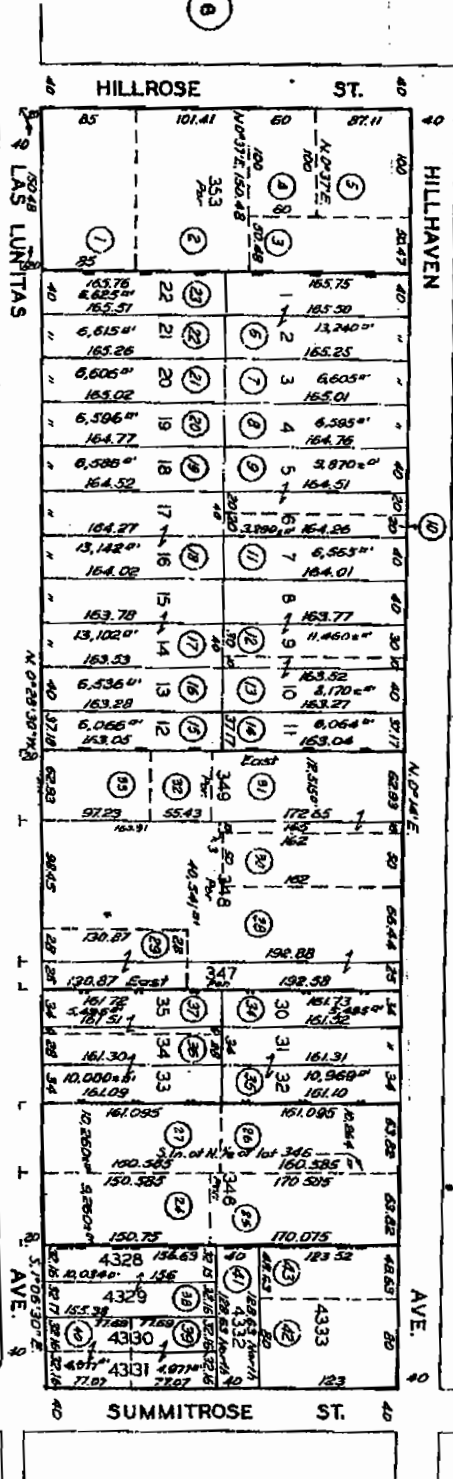
- ① 48 Lots 40' wide or smaller
- ② 48 lots out of 57, 40' wide or smaller = 84%
- ③ 336 lots out of 392 are 40' wide or smaller = 86% (8 Blacks)
- ④ 38 lots on Las Lunitas Ave. 28 Lots are 40' wide or smaller = 74%

CODE  
13

ZACHAU TRACT M.B. 47-11-12  
PARCEL MAP - - P.M. 2-49  
FOR PREV. ASSNT SEE: 2986 - 12 & 13

BK  
2565

2300 10  
SCALE 1" = 100'



35 Lots 40' wide or smaller  
35 out of 52 = 67%

CODE 13

LOS TERRENITOS TRACT

M.B. 24 - 81

TRACT NO. 3973

M.B. 39 - 85

TRACT NO. 3918

M.B. 45 - 5

TRACT NO. 4379

M.B. 50 - 61

FOR PREV ASSMNT SEE:  
2858 - 10 & 11

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



SCALE 1" = 100'

2006

BK. 2586

REDMON AVENUE

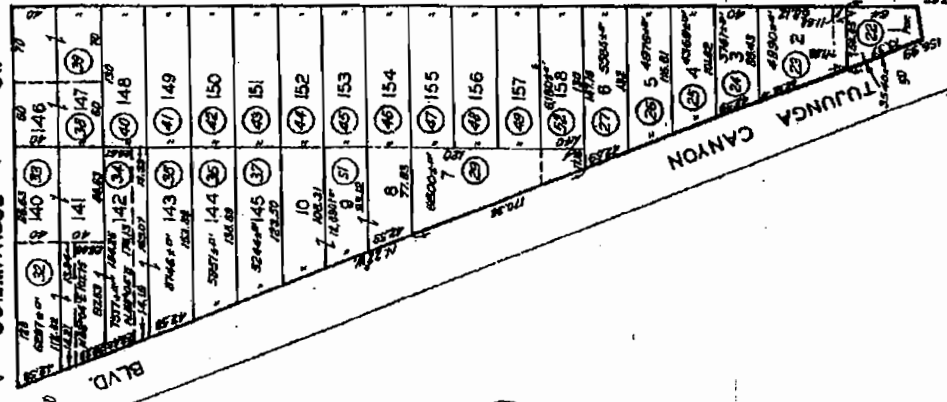
8 SUMMITROSE 9 8 ST. 8

45 ST AVE

BLVD

TUJUNGA CANYON

4 LAS LUNITAS



④ 28 Lots 40' wide or smaller  
 ② 28 out of 38 = 85%  
 ⑩

BK. 2558

2005 13

ZACHAU TRACT

FUR PROJ. COUNTY REC. 2586-17

M.B. 47-11-12

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

LA 2005-17-00000000-03

CITY OF LOS ANGELES  
PLANNING DEPARTMENT  
MASTER APPEAL FORM

APPEAL TO THE: North Valley Area Planning Commission

REGARDING CASE NO.: AA 2006-1808-PMLA & ~~ZA 2006-2020-ZV~~ J.L.

This application is to be used for any authorized appeals of discretionary actions administered by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. **A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.**

**APPELLANT INFORMATION: PLEASE PRINT CLEARLY**

Name Vijay Chum  
Mailing Address 10525 N Las Lunitas Ave.  
Tujunga, CA Zip: 91042

Work Phone: (818) 293-1061 Home Phone ( ) \_\_\_\_\_

- a) Are you or do you represent the original applicant?  
(Circle One)  YES NO
- b) Are you filing to support the original applicant's position?  
(Circle One)  YES NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?  
(Circle One) SELF OTHER
- d) If "other" please state the name of the person(s), organization or company (print clearly or type)  
\_\_\_\_\_  
\_\_\_\_\_

**REPRESENTATIVE**

Name Robert B. Lamishaw  
Mailing Address JPL Zoning Services, Inc.  
6257 Van Nuys Blvd, Suite 101  
Van Nuys, CA Zip 91401

Work Phone: (818) -781-0016 Home Phone ( --- ) \_\_\_\_\_

**APPEAL INFORMATION**

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Final Date to Appeal: 26 April 2007  
Authorizing Legislation 17.50 B

**REASONS FOR APPEALING**

Are you appealing the entire decision or parts of it?

Entire       Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

Attach additional sheets if necessary.

SEE ATTACHED

**ADDITIONAL INFORMATION**

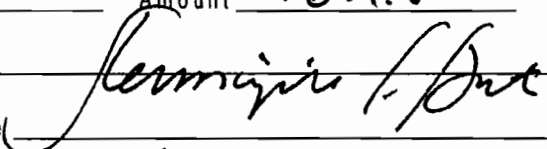
- original applicants must pay mailing fees to BTC and submit copy of receipt. (BTC not required for Building and Safety Appeals)
- any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **Copy of determination/decision letter is required.**
- acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- seven copies and the original appeal are required.

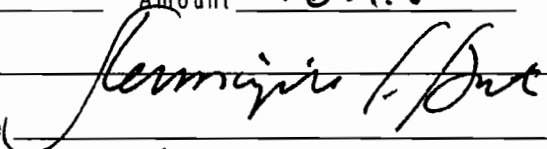
I certify that the statements contained in this application are complete and true:

Appellant 

OFFICIAL USE ONLY

Receipt No. 268212      Amount \$694.00      Date 4/26/07

Application Received By 

Application Deemed Complete 

Copies provided:       Determination       Receipt (original applicant only)

Determination Authority Notified (if necessary)

## APPEAL OF AA-2006-1808-PMLA

The deputy advisory agency erred in their decision to deny the instant request for the following reasons:

1. The Deputy Advisory Agency determined that the proposed parcels do not have standard lot widths of 50' or lot areas of 5,000+ s.f. and as such are not in compliance with the zoning code. As a variance was filed, concurrent with the instant request to allow these conditions the grant of such a variance would have made the proposed lots comply with the code. There are two primary reasons that the requested variances and exceptions should have been granted, specifically,
  - a. The reduced lot area is only necessary should the City require street dedications to Las Lunitas. This is a classic Catch 22, where the reduced lot area is not necessary if there is no street dedication and there is no street dedication unless the reduced lot area is granted. Testimony at the public hearing suggests that local residents do not want Las Lunitas to be widened, and should the City determine that no street dedication is necessary then no reduced lot area variance is required. To deny the instant request, or to grant the Parcel Map without any required dedication, both result in there being no street widening and render this aspect of the request mute. If the City wants street widening then the reduced lot area variance must be granted, along with the rest of the instant request.
  - b. The Deputy Advisory Agency also erred in the determination that reduced lot width of 40'. The decision letter states "The proposed preliminary parcel map creates lot sizes that do not conform to the size of nearby and contiguous lots on the same street." While it is true that contiguous properties on the same street are wider the vast majority of properties along the block face are only 40 feet in width, (see attached Assessors Plat Maps), Additionally, properties directly to the west, fronting Redmont Ave, are 40 feet in width with a large number of properties directly westerly being in the 3,500 s.f. range.

For these reasons the applicant believes that the Advisory Agencies decision should be overturned and the appeal upheld.

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY OF LOS ANGELES  
CALIFORNIA

EXECUTIVE OFFICES

CITY PLANNING COMMISSION

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PRESIDENT
- WILLIAM ROSCHEN  
VICE-PRESIDENT
- DIEGO CARDOSO  
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FR. SPENCER T. KEZIOS  
CINDY MONTAÑEZ  
MICHAEL K. WOO
- GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300



ANTONIO R. VILLARAIGOSA  
MAYOR

S. GAIL GOLDBERG, AICP  
DIRECTOR  
(213) 978-1271

EVA YUAN-MCDANIEL  
ACTING DEPUTY DIRECTOR  
(213) 978-1399

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270

www.lacity.org/PLN

Decision Date: April 11, 2007

Appeal Period Ends: April 26, 2007

Vijay Chum (O)  
10525 N. Las Lunitas Avenue  
Tujunga, CA 91042

Robert B. Lamishaw (R)  
JPL Zoning Services, Inc.  
6263 Van Nuys Boulevard  
Van Nuys, CA 91401

Case No. AA-2006-1808-PMLA  
10525 N. Las Lunitas Avenue  
Sunland-Tujunga-Lake View Terrace-  
Shadow Hills-East LaTuna Canyon  
Planning Area  
Certified Neighborhood Council:  
Sunland-Tujunga  
Zone: R1-1  
D. M.: 207B197  
C. D.: 2  
CEQA: ENV-2006-1809-MND  
Legal Description :Portion of Lot 139,  
Arb 4, Zachau Tract

*As the State*

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The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No requests for appeals received by mail will be accepted.

S. Gail Goldberg, AICP  
Advisory Agency

  
LYNN HARPER  
Deputy Advisory Agency

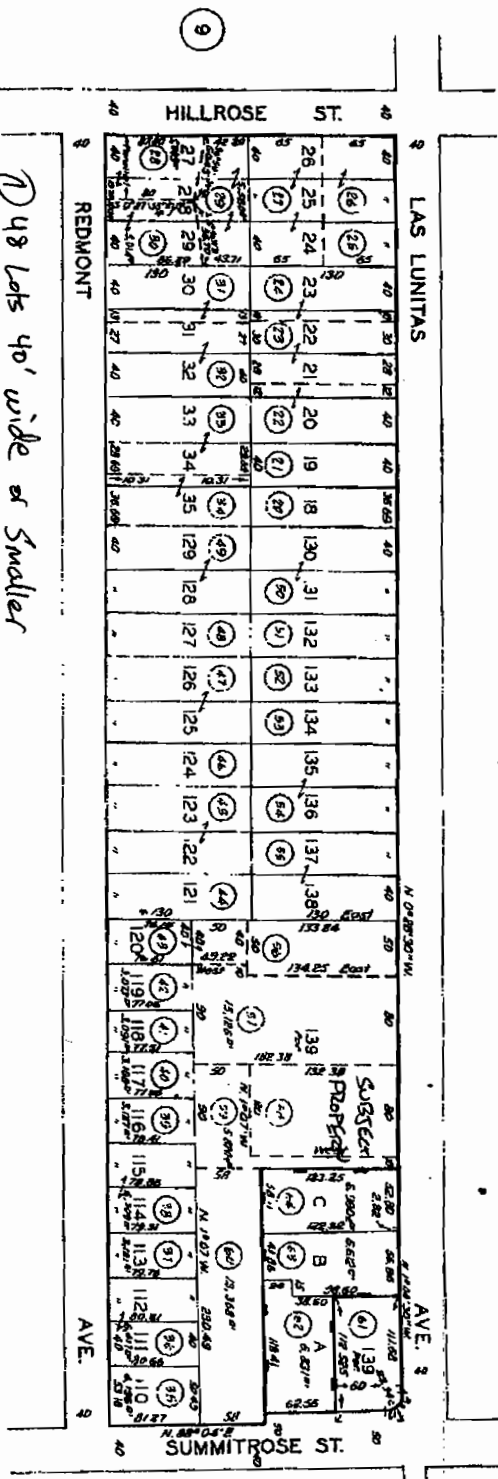
SGG:MSYY:LH:MW

cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 207N197  
Bureau of Street Lighting  
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

2500 15  
SCALE 1" = 100'



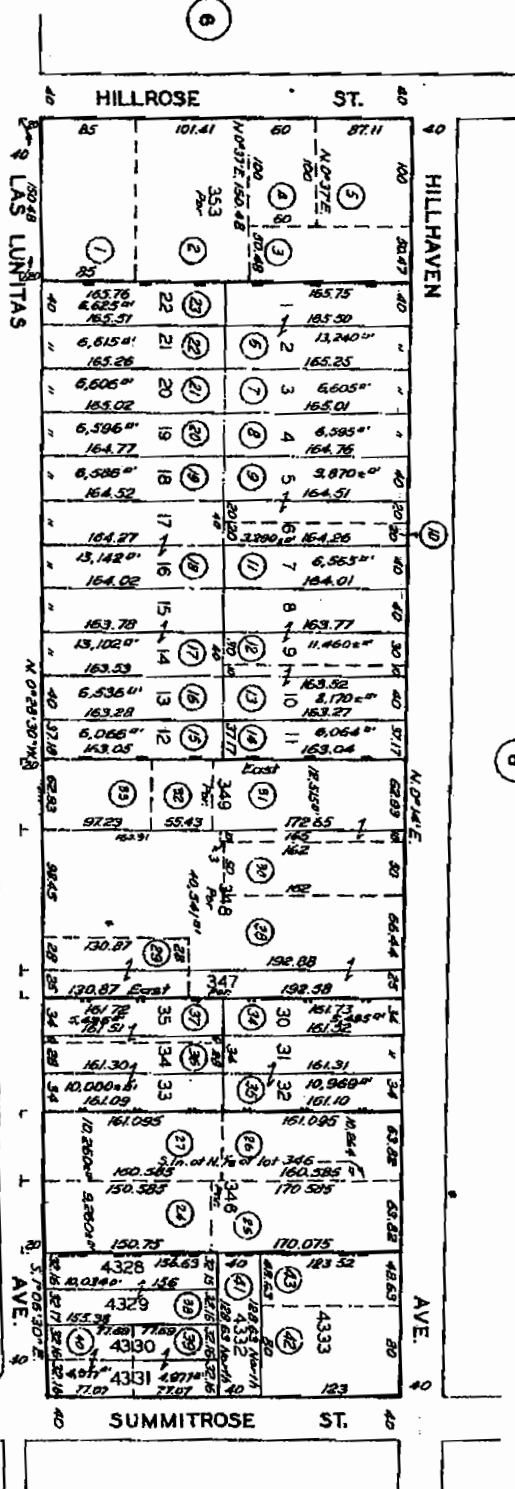
*Correct Compared  
Off by 10 feet*

- ① 48 Lots 40' wide or smaller
- ② 48 lots out of 57, 40' wide or smaller = 84%
- ③ 336 lots out of 392 are 40' wide or smaller = 86% (8 Blocks)
- ④ 38 lots on LKS LUNITAS AVE. 28 Lots are 40' wide or smaller = 74%

CODE  
13

ZACHAU TRACT M.B. 47-11-12  
PARCEL MAP P.M. 2-49  
FOR PREV. ASSMNT SEE: 2565 - 12 & 13

2000 10  
SCALE 1" = 100'



⊕ 35 Lots up' wife or smaller  
⊕ 35 out of 52 = 67%

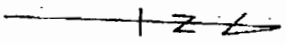
CODE 13  
LOS TERRENITOS TRACT M.B. 24 - 61  
TRACT NO. 3973 M.B. 39 - 85  
TRACT NO. 3918 M.B. 45 - 5  
TRACT NO. 4379 M.B. 50 - 61

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

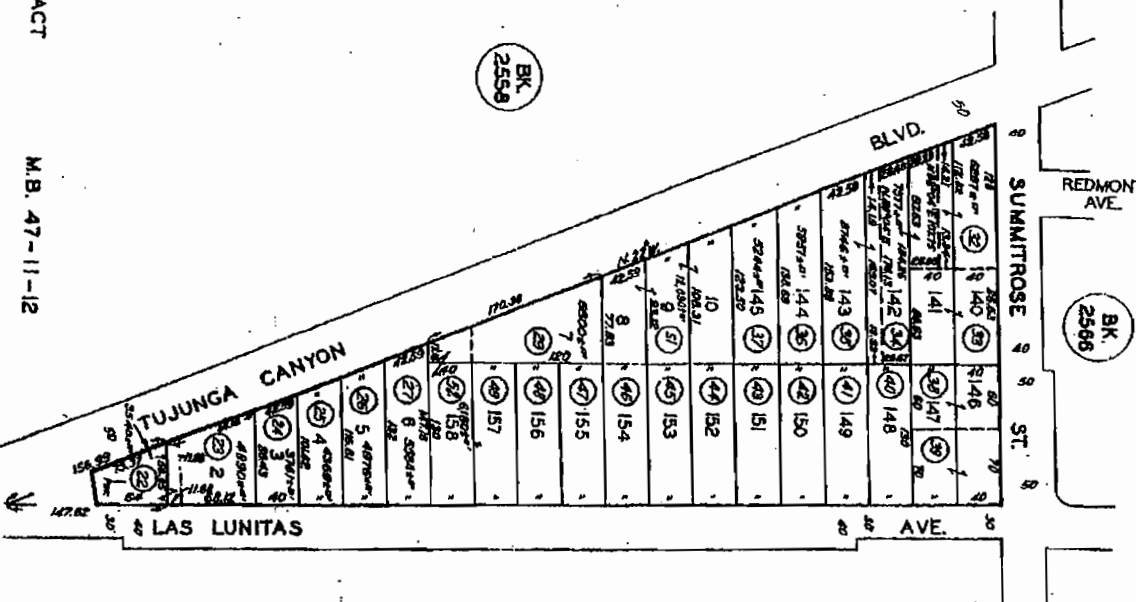


SCALE: 1" = 100'

2006



2006  
13  
ZACHAU TRACT  
M.B. 47-11-12

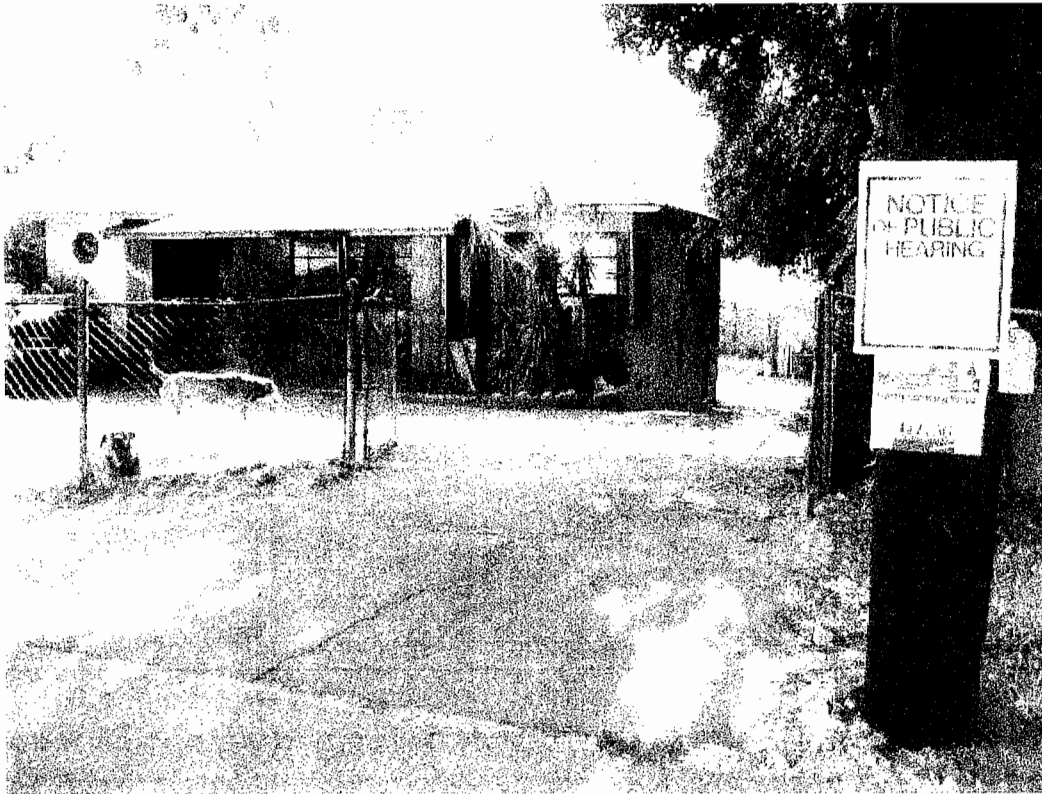


- ① 28 Lots 40' wide or smaller
- ② 28 out of 33 = 85%

# CERTIFICATE OF POSTING "PUBLIC HEARING"

SEND TO: JPL ZONING SERVICES, INC.  
6263 VAN NUYS BLVD  
VAN NUYS, CA 91401

DATE: 8/8/06  
TIME: 10:00 AM  
PLACE HERE



10525 N. LAS LUNITAS AVE.



JPL ZONING SERVICES, INC.  
6263 VAN NUYS BLVD  
Van Nuys, CA 91401  
Phone 818-781-0016 FAX: 818-781-0929

JPL 4856

## STABLE MUSIC

Burbank DJ finds perfect home on the Web  
**BUSINESS**



## FARM FRESH

Top chefs shop local farmers markets  
**LA.COM**



## HOMETOWN

Red Sox Nation finds new home in Lancaster, fans are loving it  
**SPORTS**

# Daily News

[dailynews.com](http://dailynews.com)

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WEDNESDAY, AUGUST 8, 2007

# County spending fiasco

## Audit: Children Services misspent millions on shopping spree

BY TROY ANDERSON  
Staff Writer

The Los Angeles County agency charged with protecting the region's children has misspent millions of dollars on unnecessary and overpriced supplies, violating county spending limits, and has

such a shoddy inventory program that it can't account for all its equipment, according to an audit released Tuesday.

In one incident, auditors said, the Department of Children and Family Services bought more than 3,000 toner cartridges for \$800,000 in June 2006 — enough to last for three years.

Yet auditors noted that the agency still ordered an additional \$450,000 in cartridges the same month, paying 15 percent more per cartridge.

"The manufacturer's specifications indicate that the shelf life of the toner cartridges is two years," auditors wrote. "At the current usage rate, more than 4,500

toner cartridges (or more than 70 percent of the purchases) are expected to expire and may not be usable."

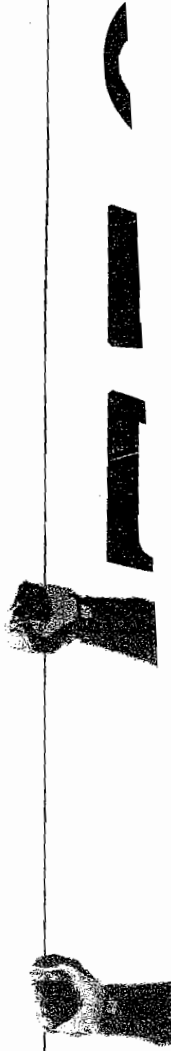
Auditors said the purchases were among more than a dozen significant deficiencies found in DCFS' procurement operations, caused by slack management oversight that may have resulted in misap-

ropriations of funds an "It's highly unusual for Auditor-Controller Tyler key finding is that the purchasing did not follow

PLEASE SEE **AU**



Longtime  
KTLA  
Anchor Bill



Area Commission Secretariat  
200 North Spring Street Room 500  
Los Angeles, CA 90012

LOS ANGELES  
CITY PLANNING  
2007 AUG 13 AM 10:44

August 9, 2007

**FILE COPY**

Dear Sir / Madam:

**I am responding to a Public Hearing Notice that I received on August 8 regarding Case # AA 2006-1808-PMLA and ENV-2006-1809-MND at the address of: 10525 N. Las Lunitas Avenue in Tujunga, CA 91042.**

I am a neighbor residing at 10518 Las Lunitas Avenue, which is one house down and across the street from the property in question.

I wrote a letter protesting the original request to sub-divide the property and I want my voice to be heard again regarding the appeal for the parcel map application, which was disapproved by the Advisory Agency on April 11, 2007.

In addition to the original issues, which remain, I have some new questions:

**What new evidence has been brought by the homeowner that refutes the agency's decision to reject the sub-division request?** At the hearing I attended on February 22, it was evident from all concerned citizens that wrote letters and spoke against subdivision of a property into two with less than 5,000 square feet apiece is against what Sunland-Tujunga is about. The agency substantiated the emotional plea with hard evidence, stating "Proposed Parcels A and B have substandard lot areas of 4,880 and 4,860 square feet, respectively, in lieu of the minimum lot area of 5,000 square feet required by the R1 zone."

**So then, how does the square footage change from the original request – of a total 9,740 square feet, to 12,140 (gross) square foot lot, as noted in the new Hearing Notice for August 16? The new lot size would conveniently accommodate two 5,000 square foot lots, which I am sure is the point.**

**But where does the additional 2,500 square feet come from?** There was an original issue at the February hearing regarding the 'flag lot' located in the back of the property. It appeared that an official survey was not conducted to determine the actual lot size of the flag lot. In addition, the driveway built to the left of the front lot was part of the flag lot square footage, as it is the only access to the flag lot. According to a sales notice dated September 20, 2006, for the newly constructed house built on the flag lot (address: 10521 Las Lunitas Avenue), the lot size is listed at 5,824 feet and the house square footage is 2,542, about 43% of the flag lot size. So unless this lot size was somehow reduced by 2,500 sf, leaving a scant 42 feet surrounding the house, I can't understand where the additional land comes from.

Respectfully Submitted,

  
Liz Toton

10518 Las Lunitas Avenue  
Tujunga, CA 91042  
818-353-5053

# ORIGINAL LETTER

City Planning Department  
Division of Land / Parcel Map Unit  
200 North Spring Street Room 750  
Los Angeles, CA 90012

February 19, 2007

Dear Sir / Madam:

I am responding to a Public Hearing Notice that I received regarding Case # AA 2006-1808-PMLA and ZA-2006-2026 ZV at the address of: 10525 N. Las Lunitas Avenue in Tujunga, CA 91042

I am a neighbor residing at 10518 Las Lunitas Avenue, which is one house down and across the street from the property in question.

I want my voice to be heard regarding the parcel map application. I am rejecting the request.

The party in question purchased a one-house property a few years ago and has already built one house in the rear of the existing house. It entailed the usual construction noise and traffic for what I believe is close to one year. The new house does not have street access and so must use the front property or the front of other people's property to park extra cars or their trashcans.

Now I understand that the property owner would like to tear down the existing front house and build two houses in its place of approximately 2,000 square feet apiece on what would become two lots of less than 5,000 square feet apiece.

I do understand that this would be the maximum size of these houses based on the recently implemented 'McMansion' rule that limits new house sizes to 40% of the lot size if under 8,000 square feet.

I reject the homeowner's request to build two new houses based on the following arguments:

- The toll of the construction on the neighborhood will most likely be worse than the project recently completed, because the front house will be torn down before the two houses can be built. The new house in the back did not require a teardown first.
- The construction noise and traffic will be worse than the first house, because (1) the building is now closer to my house and (2) because there will be no room to park construction-related vehicles in the back so they

must be parked on the street, adding to the existing street parking congestion.

- If the new houses were built, it would entail twice the traffic that now exists, and would require two of the three houses on the property to use the street frontage of the first house for extra cars and trashcans. Most likely, this street front usage will extend to other neighbors as it does now.
- The terms of the construction would require a variance that in my opinion already allows houses to be built on lots too small to support them. Remember, this was a lot that had ONE HOUSE on it before he bought the property.
- Although I have heard that the property owner claims these would not be 'spec houses' and plans to live in one of the new houses once completed, which is yet to be seen. In any event, he would certainly not be living there during construction and so will not be sharing in the construction misery of his neighbors!

Respectfully Submitted,

Liz Toton  
10518 Las Lunitas Avenue  
Tujunga, CA 91042  
818-353-5053

CERTIFICATE OF POSTING - CITY/AREA PLANNING COMMISSION MEETING"

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012-4801

LOS ANGELES  
CITY PLANNING  
2007 AUG 13 AM 10:44  
**FILE COPY**

CASE NO. AA-2006-1808-PMLA-1A

City/Area Planning Commission Office - Room  
( ) Subdivisions - Room

CERTIFICATE OF POSTING

This certifies that I/WE have posted the "NOTICE OF CITY/AREA PLANNING COMMISSION MEETING" sign for

AN APPEAL FROM AA DECISION

located at 10525 N. LAS LUNITAS AVENUE  
(type of request)  
(address of development)

CHECK OFF THE APPROPRIATE BOX AND ENTER THE NECESSARY INFORMATION:

CITY PLANNING COMMISSION MEETING SCHEDULED \_\_\_\_\_

NORTH VALLEY AREA PLANNING COMMISSION MEETING SCHEDULED AUGUST 16, 2007

I hereby certify under the penalty of perjury that I posted the above-mentioned NOTICE OF PUBLIC HEARING on the

8 day of AUGUST 2007.

Owner/Applicant (Print) \_\_\_\_\_ OR ANNALISA FALASCA (AR)  
Representative/Posting Agent (Print)

Signature \_\_\_\_\_  
Annalisa Falasca  
Signature

Date 8-9-07

THE PROCESSING OF YOUR CASE WILL NOT BE COMPLETED UNTIL THIS FORM IS RETURNED TO THE CASE FILE FOR YOUR PROJECT (SEE ABOVE FOR ROOM NUMBERS).

DEPARTMENT POLICY REQUIRES THAT FOR VERIFICATION OF THE DATE OF POSTING A MINIMUM OF TWO PHOTOGRAPHS MUST BE TAKEN (FRONT PAGE OF A NEWSPAPER WITH THE DATE CLEARLY READABLE IN THE PHOTOGRAPH NEXT TO THE SIGN AND ANOTHER SHOWING THE SIGN(S) POSTED ON THE SITE FROM ACROSS THE STREET).

REGARDLESS OF WHO POSTS THE SITE IT IS ALWAYS THE RESPONSIBILITY OF THE APPLICANT/OWNER TO ASSURE THAT THE NOTICE IS FIRMLY ATTACHED, LEGIBLE, POSTED FOR PUBLIC VIEW FROM THE PROPERTY STREET FRONTAGE, AND REMAINS IN THAT CONDITION THROUGHOUT THE ENTIRE POSTING PERIOD.

**LOS ANGELES CITY PLANNING DEPARTMENT  
HEARING NOTICE**

---

**NORTH VALLEY AREA PLANNING COMMISSION**

**DATE:** August 16, 2007  
**TIME:** After 4:30 p.m.\*  
**PLACE:** Marvin Braude Building  
First Floor Conference Room  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

**CASE: AA-2006-1808-PMLA-1A**  
**ENV-2006-1809-MND**  
Location: 10525 N. Las Lunitas Avenue  
Zone: R1-1  
Council District: 2  
Plan Area: Sunland-Tujunga-Lakeview Terrace  
Plan Land Use: Low Residential  
District Map: 207B197 1346  
Legal Description: Portion of Lot 139, Arb 4,  
Zachau Tract

**Public Hearing: February 22, 2007**  
**Not Further Appealable per Ordinance 176,321**

**PROJECT:** A proposed two-parcel, single-family development on a 12,140 (gross) square foot lot.

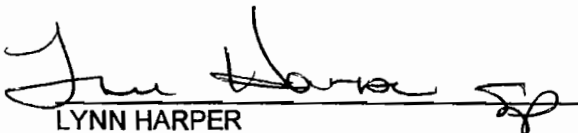
**REQUEST:** An appeal from the entire decision of the Advisory Agency in disapproving the Parcel Map AA-2006-1808-PMLA


**APPELLANT:** Vijay Chum; Represented by Robert Lamishaw

**APPLICANT:** Vijay Chum

**RECOMMENDATION:**

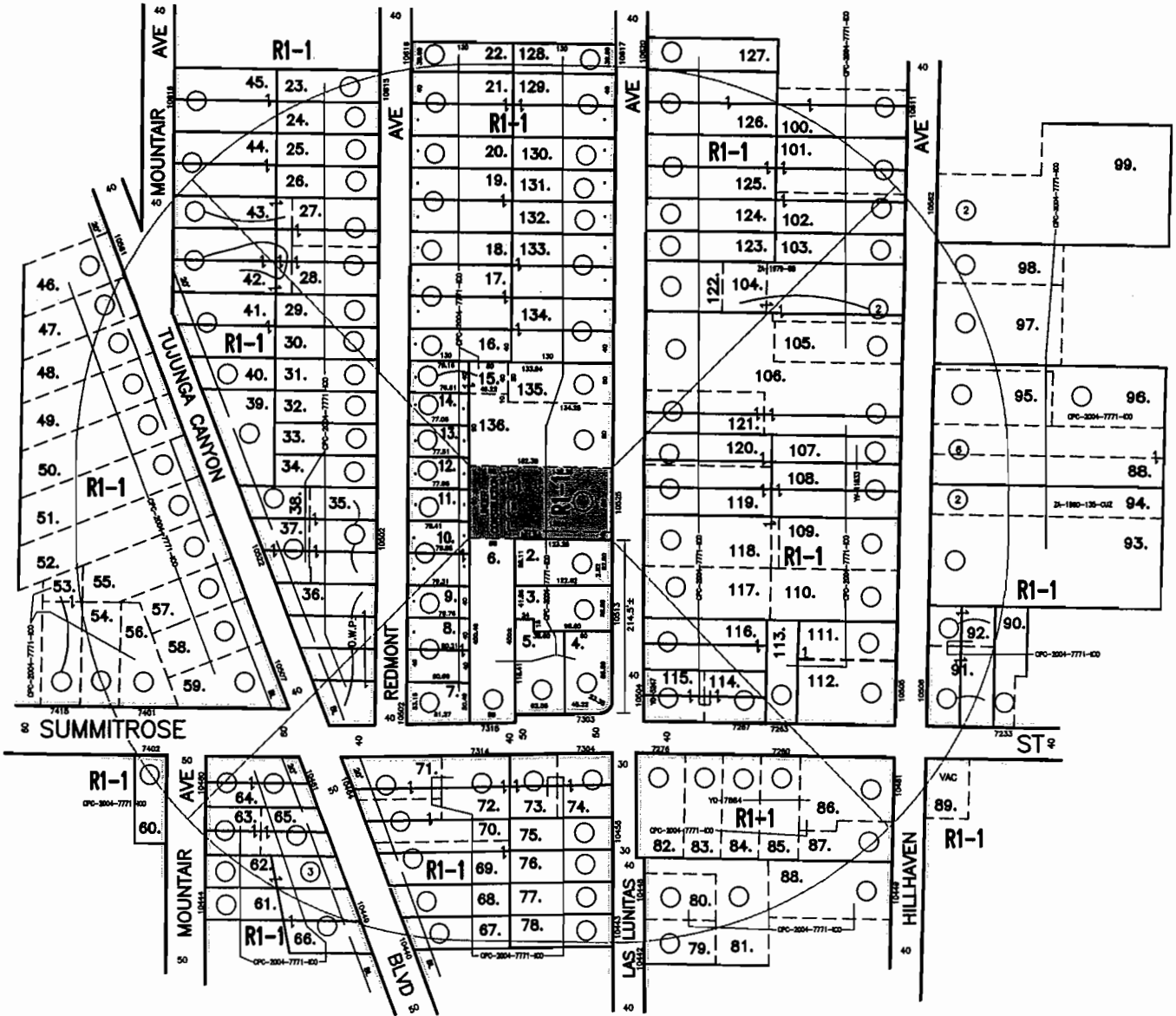
1. DENY the appeal;
2. SUSTAIN the findings and conditions of the Advisory Agency ; and
3. ADOPT ENV-2006-1809-MND .

  
LYNN HARPER  
Deputy Advisory Agency

  
SUSAN PALMAS  
Planning Assistant

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Area Commission Secretariat, 200 North Spring Street, Room 500, Los Angeles, CA 90012* (Phone No.213-978-1300. While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.





LEGAL: POR LOT 139, ARB 4 & 6, ZACHAU TRACT, M B 47-11/12

NEW T.B.  
 PAGE 504  
 GRID A-3

C.D. 2 - GREUEL  
 C.T. 1011.10  
 P.A. SUNLAND- TUJUNGA-  
 LAKE VIEW TERRACE-  
 SHADOW HILLS-  
 EAST LA TUNA CANYON

## PRELIMINARY PARCEL MAP & ZONE VARIANCE

CAD GRAPHICS BY  
**JPL Zoning Services, Inc.**  
 6263 Van Nuys Blvd  
 Van Nuys, CA 91401  
 (818)781-0016



CASE NO:  
 DATE: 12-28-05  
 DRAWN BY: JPL ZONING SERVICES  
 D.M. OR CAD: 207B197, 204B197  
 SCALE: 1"=100'  
 USES: FIELD

CONTACT  
 PERSON: ROBERT LAMISHAW  
 PHONE NO: 818-781-0016

NET ACRES  
 = 0.38 Acres



CITY OF LOS ANGELES  
PLANNING DEPARTMENT  
MASTER APPEAL FORM

APPEAL TO THE: North Valley Area Planning Commission

REGARDING CASE NO.: AA 2006-1808-PMLA & ~~ZA 2006-2020-ZV~~ J.L.

This application is to be used for any authorized appeals of discretionary actions administered by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. **A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.**

**APPELLANT INFORMATION: PLEASE PRINT CLEARLY**

Name Vijay Chum  
Mailing Address 10525 N Las Lunitas Ave.  
Tujunga, CA Zip: 91042

Work Phone: (818) 293-1061 Home Phone ( ) \_\_\_\_\_

- a) Are you or do you represent the original applicant?  
(Circle One)  YES  NO
- b) Are you filing to support the original applicant's position?  
(Circle One)  YES  NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?  
(Circle One) SELF OTHER
- d) If "other" please state the name of the person(s), organization or company (print clearly or type)
- \_\_\_\_\_
- \_\_\_\_\_

REPRESENTATIVE

Name Robert B. Lamishaw  
Mailing Address JPL Zoning Services, Inc.  
6257 Van Nuys Blvd, Suite 101  
Van Nuys, CA Zip 91401

Work Phone: (818) -781-0016 Home Phone ( --- ) \_\_\_\_\_

**APPEAL INFORMATION**

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Final Date to Appeal: 26 April 2007  
Authorizing Legislation 17.50 B

**REASONS FOR APPEALING**

Are you appealing the entire decision or parts of it?

Entire       Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.


Attach additional sheets if necessary.

SEE ATTACHED

**ADDITIONAL INFORMATION**

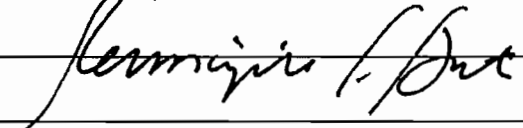
- original applicants must pay mailing fees to BTC and submit copy of receipt. (BTC not required for Building and Safety Appeals)
- any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **Copy of determination/decision letter is required.**
- acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- seven copies and the original appeal are required.

I certify that the statements contained in this application are complete and true:

Appellant 

OFFICIAL USE ONLY

Receipt No. 268212      Amount \$694.00      Date 4/26/07

Application Received By 

Application Deemed Complete 

Copies provided:       Determination       Receipt (original applicant only)

Determination Authority Notified (if necessary)

## APPEAL OF AA-2006-1808-PMLA

The deputy advisory agency erred in their decision to deny the instant request for the following reasons:

1. The Deputy Advisory Agency determined that the proposed parcels do not have standard lot widths of 50' or lot areas of 5,000+ s.f. and as such are not in compliance with the zoning code. As a variance was filed, concurrent with the instant request to allow these conditions the grant of such a variance would have made the proposed lots comply with the code. There are two primary reasons that the requested variances and exceptions should have been granted, specifically,
  - a. The reduced lot area is only necessary should the City require street dedications to Las Lunitas. This is a classic Catch 22, where the reduced lot area is not necessary if there is no street dedication and there is no street dedication unless the reduced lot area is granted. Testimony at the public hearing suggests that local residents do not want Las Lunitas to be widened, and should the City determine that no street dedication is necessary then no reduced lot area variance is required. To deny the instant request, or to grant the Parcel Map without any required dedication, both result in there being no street widening and render this aspect of the request mute. If the City wants street widening then the reduced lot area variance must be granted, along with the rest of the instant request.
  - b. The Deputy Advisory Agency also erred in the determination that reduced lot width of 40'. The decision letter states "The proposed preliminary parcel map creates lot sizes that do not conform to the size of nearby and contiguous lots on the same street." While it is true that contiguous properties on the same street are wider the vast majority of properties along the block face are only 40 feet in width, (see attached Assessors Plat Maps), Additionally, properties directly to the west, fronting Redmont Ave, are 40 feet in width with a large number of properties directly westerly being in the 3,500 s.f. range.

For these reasons the applicant believes that the Advisory Agencies decision should be overturned and the appeal upheld.

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY OF LOS ANGELES  
CALIFORNIA

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP  
DIRECTOR  
(213) 978-1271

EVA YUAN-MCDANIEL  
ACTING DEPUTY DIRECTOR  
(213) 978-1399

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270  
www.lacity.org/PLN

CITY PLANNING COMMISSION

- JANE ELLISON USHER  
PRESIDENT
- WILLIAM ROSCHEN  
VICE-PRESIDENT
- DIEGO CARDOSO
- REGINA M. FREER
- ROBIN R. HUGHES
- ANDRES F. IRLANDO
- SABRINA KAY
- FR. SPENCER T. KEZIOS
- CINDY MONTANEZ
- MICHAEL K. WOO
- GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300



ANTONIO R. VILLARAIGOSA  
MAYOR

Decision Date: **April 11, 2007**

Appeal Period Ends: **April 26, 2007**

Vijay Chum (O)  
10525 N. Las Lunitas Avenue  
Tujunga, CA 91042

Robert B. Lamishaw (R)  
JPL Zoning Services, Inc.  
6263 Van Nuys Boulevard  
Van Nuys, CA 91401

Case No. AA-2006-1808-PMLA  
10525 N. Las Lunitas Avenue  
Sunland-Tujunga-Lake View Terrace-  
Shadow Hills-East LaTuna Canyon  
Planning Area  
Certified Neighborhood Council:  
Sunland-Tujunga  
Zone: R1-1  
D. M.: 207B197  
C. D.: 2  
CEQA: ENV-2006-1809-MND  
Legal Description :Portion of Lot 139,  
Arb 4, Zachau Tract

*LA's the City*

In accordance with provisions of Sections 17. 52A and 17.53 E. of the Los Angeles Municipal Code, and pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency disapproved Parcel Map AA-2004-4418-PMLA for creation of a two parcel single family development. The Advisory Agency's disapproval was made pursuant to the following findings:

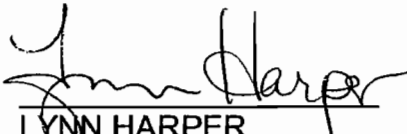
THE PROPOSED PARCEL MAP IS NOT IN COMPLIANCE WITH THE ZONE CODE AND OTHER ORDINANCES OF THE CITY OF LOS ANGELES

Proposed Parcels A and B have substandard lot widths of 40 feet in lieu of the minimum lot width of 50 feet, and substandard lot areas of 4,880 and 4,860 square feet, respectively, in lieu of the minimum lot area of 5,000 square feet, required by the R1 zone. The proposed parcel lot areas are also inconsistent with the requirement of the Sunland Interim Control Ordinance (No. 176,908) which states that lots in the R1 zone must have a minimum lot area of at least 8,000 square feet.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No requests for appeals received by mail will be accepted.

S. Gail Goldberg, AICP  
Advisory Agency

  
LYNN HARPER  
Deputy Advisory Agency

SGG:MSYY:LH:MW

cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 207N197  
Bureau of Street Lighting  
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

CITY OF LOS ANGELES  
PLANNING DEPARTMENT  
MASTER APPEAL FORM

APPEAL TO THE: North Valley Area Planning Commission

REGARDING CASE NO.: AA 2006-1808-PMLA & ~~ZA 2006-2020-ZV~~ J.L.

**ORIGINAL**

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(Circle One)  YES  NO
- b) Are you filing to support the original applicant's position?  
(Circle One)  YES  NO
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Attach additional sheets if necessary.

SEE ATTACHED

**ADDITIONAL INFORMATION**

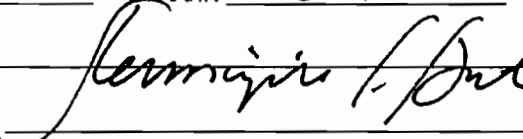
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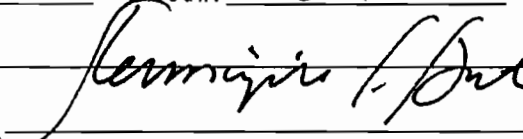
I certify that the statements contained in this application are complete and true:

Appellant 

OFFICIAL USE ONLY

Receipt No. 208212      Amount \$694.00      Date 4/26/07

Application Received By 

Application Deemed Complete 

Copies provided:       Determination       Receipt (original applicant only)

Determination Authority Notified (if necessary)



## APPEAL OF AA-2006-1808-PMLA

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 200 N. SPRING STREET, ROOM 525  
 LOS ANGELES, CA 90012-4801

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**CITY OF LOS ANGELES**  
 CALIFORNIA



ANTONIO R. VILLARAIGOSA  
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EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP  
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EVA YUAN-MCDANIEL  
 ACTING DEPUTY DIRECTOR  
 (213) 978-1399

FAX: (213) 978-1275

INFORMATION  
 (213) 978-1270  
 www.lacity.org/PLN

Decision Date: **April 11, 2007**

Appeal Period Ends: **April 26, 2007**

Vijay Chum (O)  
 10525 N. Las Lunitas Avenue  
 Tujunga, CA 91042

Robert B. Lamishaw (R)  
 JPL Zoning Services, Inc.  
 6263 Van Nuys Boulevard  
 Van Nuys, CA 91401

Case No. AA-2006-1808-PMLA  
 10525 N. Las Lunitas Avenue  
 Sunland-Tujunga-Lake View Terrace-  
 Shadow Hills-East LaTuna Canyon  
 Planning Area  
 Certified Neighborhood Council:  
 Sunland-Tujunga  
 Zone: R1-1  
 D. M.: 207B197  
 C. D.: 2  
 CEQA: ENV-2006-1809-MND  
 Legal Description :Portion of Lot 139,  
 Arb 4, Zachau Tract

*LA's the City*

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No requests for appeals received by mail will be accepted.

S. Gail Goldberg, AICP  
Advisory Agency



LYNN HARPER  
Deputy Advisory Agency

SGG:MSYY:LH:MW

cc: Bureau of Engineering - 4  
Valley  
Planning Office & 1 Map  
D.M. 207N197  
Bureau of Street Lighting  
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps  
Department of Building & Safety, Grading  
Department of Fire  
Department of Recreation & Parks & 1 Map  
Department of Transportation, CPC Section  
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

My name is John P. Thomas and my address is 10635 Las Lunitas Ave. Tujunga, CA.

Robert Lamishaw's client requests 2 substandard lots at 10525 Las Lunitas Ave. where one house on one large lot now exists.

The lot in question is 80' x 132' and ZIMAS website gives 10,541 square feet as the area.

Because the width of the front lot is only 80 feet the substandard lots will be only 40 feet wide not the 50 feet required on R-1 (single family residential) lots.

A 720 sq. ft. street dedication would bring the size of the lots down to below the legal limit of 5,000 sq. ft.

On Las Lunitas the original subdivision created 40 foot wide lots, however, later ties resulted in most lots being either double or in the range of 55 to 60 feet wide, as is the case with my home and the neighbors on either side of me. Our lots are about 7000 square feet and **we want new subdivisions to conform to the existing law, too.**

The only remaining 40 foot wide lots are those with older bungalow-style homes, which are very small, usually 600 - 900 square feet. These small houses on small lots are consistent with the character of our neighborhood and in most cases show considerable pride of ownership. We do NOT want the 7 Robert Hall monster houses to the north near Hillrose used as "precedents" for further development on our street. Enough damage has been done to our neighborhood already.

Allowing these sub-standard lots will set off a frenzy of sub-standard lot creation in all of Sunland-Tujunga as developers attempt to squeeze more profit out of property they bought before the housing market softened.

Granting this subdivision will effectively undo square footage and width requirements for R-1 lots.

Thank you for your consideration.



AP - Jode - 1608

Submitted  
at  
Heam

**Susan Palmas - Case No. AA2006-1808-PMLA, ZA 2006-2026-ZV**

---

**From:** "Abby Diamond" <abby@abbydiamond.com>  
**To:** <Susan.Palmas@lacity.org>  
**Date:** 2/18/2007 8:30 PM  
**Subject:** Case No. AA2006-1808-PMLA, ZA 2006-2026-ZV

---

RE: Case No:  
AA2006-1808-PMLA  
ZA 2006-2026-ZV

CEQA No.: ENV 2006-1809-MND

To whom it may concern:

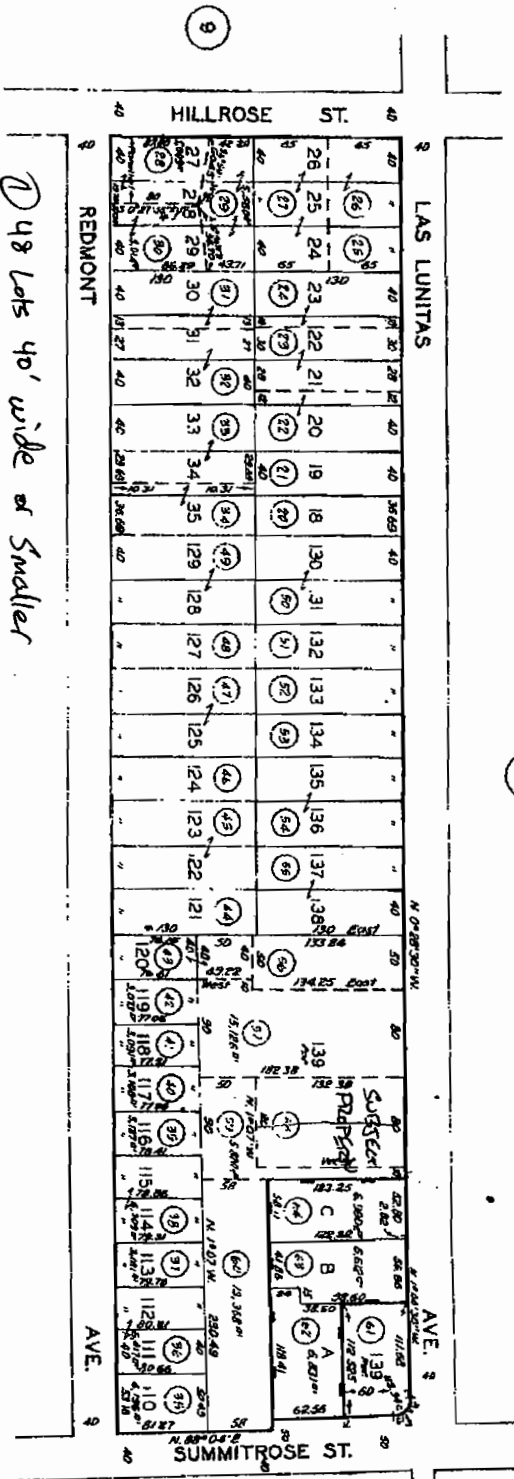
Please do not grant the lot split for the above referenced case. The developers are ruining our neighborhood by building gigantic mansion-type homes on tiny lots. This type of lot-split will set a bad precedent for other builders and it will be hard to stop this bad building practice in any part of the city.

The character of the neighborhood is being ruined, the existing property owners are loosing their privacy, sunlight, and their rights. The neighborhoods are being overrun by developers who are just in it for the money; they don't live in these homes and don't care about the neighborhood. Thank you for carefully considering the people who already live in the neighborhood, and the future of the City of Los Angeles.

Abby Diamond  
7526 Kyle St.  
Tujunga, CA 91042  
(818) 293-1440

*Against*

4300 13  
SCALE 1" = 100'



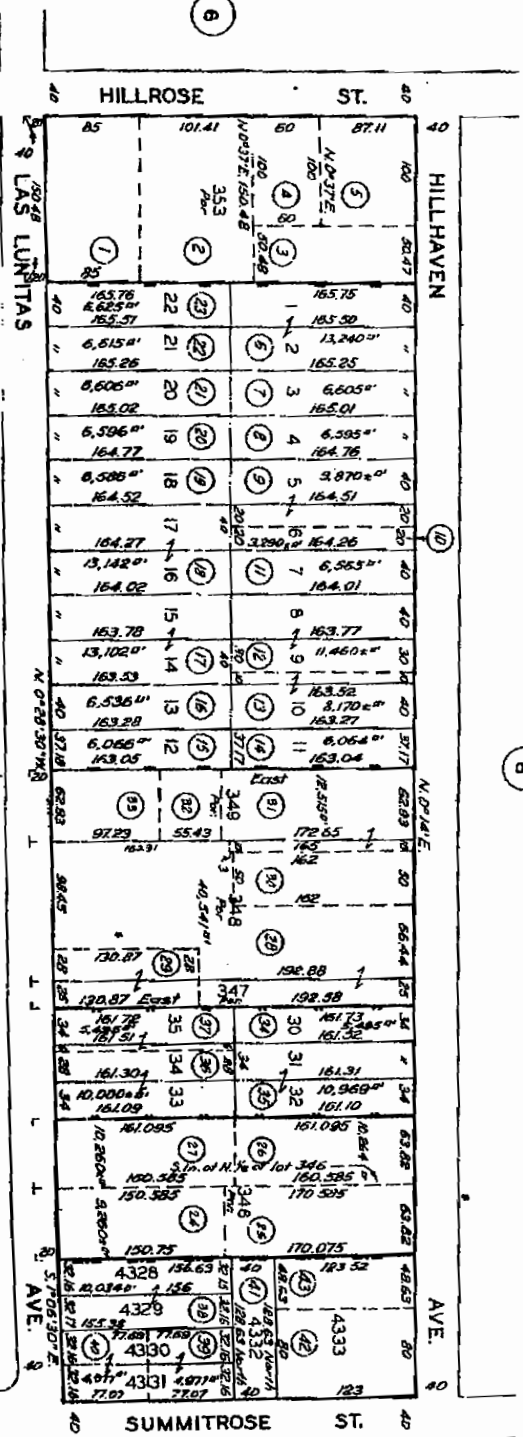
*Get Compliance  
Officer's Report*

- ① 48 Lots 40' wide or Smaller
- ② 48 lots out of 57, 40' wide or Smaller = 84%
- ③ 336 lots out of 382 are 40' wide or Smaller = 88% (8 Blocks)
- ④ 38 lots on Las Lunitas Ave. 28 Lots are 40' wide or Smaller = 74%

CODE  
13

ZACHAU TRACT M.B. 47-11-12  
PARCEL MAP F.M. 2-49  
FOR PREV. ASSM'T SEE: 2566 - 12 & 13

2000 10  
SCALE 1" = 100'



① 35 Lots 40' wide or smaller  
② 35 out of 52 = 67%

15

BK. 2565

CODE 13  
LOS TERRENTOS TRACT M.B. 24 - 81  
TRACT NO. 3973 " " M.B. 39 - 85  
TRACT NO. 3918 " " M.B. 45 - 5  
TRACT NO. 4379 " " M.B. 50 - 61

FOR PREV. ASSMT SEE:  
2566 - 10 & 11

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

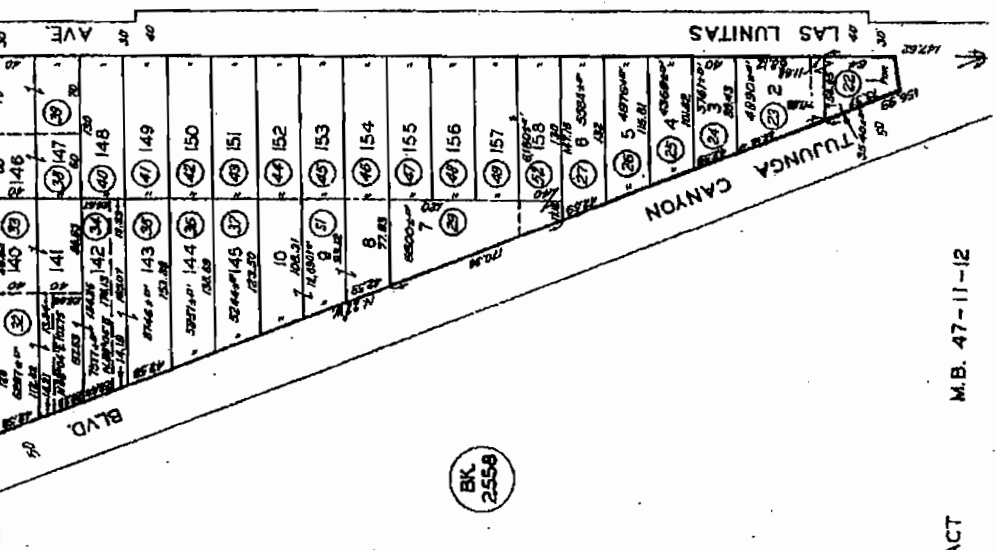
2006070700000000-05

SCALE 1" = 100'

2006

BK. 2566  
REDWOOD AVE

SUMMITROSE ST



① 28 Lots 40' wide or smaller  
② 28 out of 38 = 85%  
⑩

BK. 2558

ZACHAU TRACT

M.B. 47-11-12

FOR OFFICIAL RECORDS  
2566-17

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

2558  
13



201 N. LOS ANGELES ST., STE. 13A  
LOS ANGELES, CA 90012  
TEL: (213)617-9600, FAX: (213)617-9643

143 SYLVAN ST., STE. A  
VAN NUYS, CA 91411  
TEL: (818) 779-8866, FAX: (818)-779-8870

Case No.

BTC Invoice No. V07-441

Reference No.

Date :

04/25/07

Site Address 10525 LAS LUNITAS AVE

Received From JPL-4859

MATERIALS RECEIVED FROM APPLICANT/MAP MAKER:

- Approved Radius Map/Plot Plan
- Ownership/Occupant Lists
- Certification
- Labels -owner/app/rep marked
- Copy of Transparency

PAYMENT RECEIVED FROM APPLICANT/MAP MAKER:

Posting of Labels & Mailing - Number	X \$ 1.45 =	\$0.00
Mailing Only - Number	X \$ 1.10 =	\$0.00
Appeals - Number	175 X \$ 1.25 =	\$218.75
Posting of Site - Number of signs	X \$60.00 =	\$0.00
Added'l N.C. and Council Notification		\$10.00
<b>TOTAL DUE :</b>		<b>\$228.75</b>

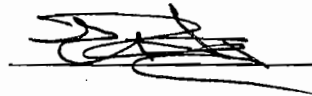
A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE".

Note - If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment, or BTC will be forced to produce labels and charge applicant/map maker.

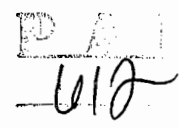
(~~SP~~) initial)

Note: The City of LA usually generates a determination letter comprising of one(1) to five(5) pages--which requires a \$9 cents postage. If your project requires a determination letter that exceeds five pages, BTC will bill you for the excess postage and material costs and the bill will be paid upon presentation. (\_\_\_\_initial)  
Also, if you require a copy of a BTC file(s), a \$50.00 fee will be charged and must be paid. (\_\_\_\_initials)

Signature  
Telephone  
Print Name  
Title



REPRESENTATIVE



Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. Refunds and credits: one year from the original filing date

\*\*\*If case goes to appeal, processing & mailing costs of \$1.25/label will be paid. (~~SP~~ initial)

Office:

Downtown

Van Nuys



Department of City Planning  
Los Angeles

260794

Date 3.10.06

# City Planning Request

RECEIVED  
CITY OF LOS ANGELES

MAR 10 2006

CITY PLANNING  
DEPARTMENT

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to all requests regardless of whether or not you obtain the services of anyone to represent you.

*J. Chen*

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant <u>Jijay Chum</u>			
Representative <u>Pbt. Lami Shau</u>			
Project Address <u>10525 N. Las Venturas Ave.</u>			
Telephone Number <u>818.181.0016</u>			
Case Number and Description	Task	SubTask	Ordinance Fee
<u>DA 2006-1808 - PM LA</u>			\$ 710 -
<u>Lot fee</u>			\$ 41 -
<u>EW 2006-1809 - EAF</u>			\$ 681 -
			\$
<b>Sub Total Fees Paid</b>			\$ 1,432 -
OSS Surcharge - 2%			\$ 29.04
Development Surcharge - 6%			\$ 85.92
Operating Surcharge - 7%			\$ 100.24
Expediting Fee			\$
Bad Check Fee			\$
Miscellaneous/Photocopy			\$
			\$
<b>TOTAL FEES PAID</b>			\$ 1,647.20

( ) Cash

Check # 540 & 541, 7140

( ) Money Order # \_\_\_\_\_

Council District 2

Plan Area Sanborn Trg.

Processed by *W. Dalin*  
Print & sign



Office:

Downtown

Van Nuys

Date 4/26/07



Department of City Planning  
Los Angeles

# City Planning Request

268212

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant <u>VINAY CHAUM</u>			
Representative <u>ROBERT B. LAMISHAW / JPL ZONING SERVICE</u>			
Project Address <u>10525 N. LAS LUNITAS AVENUE</u>			
Telephone Number <u>818-781-0016</u>			
Case Number and Description	Task	SubTask	Ordinance Fee
<u>APPEAL TO AA-2006-1808 PMCA</u>			\$ <u>694 00</u>
			\$
			\$
			\$
	<b>Sub Total Fees Paid</b>		\$ <u>694 00</u>
OSS Surcharge - 2%			\$ <u>14 00</u>
Development Surcharge - 6%			\$ <u>42 00</u>
Operating Surcharge - 7%			\$ <u>49 00</u>
Expediting Fee			\$
Bad Check Fee			\$
Miscellaneous/Photocopy			\$
<u>OVERCHARGE</u>			\$ <u>4,106 09</u>
	<b>TOTAL FEES PAID</b>		\$ <u>4,905 09</u>

LA Department of Building and Safety  
VN 07 16 133771 04/26/07 03:29PM

- ( ) Cash
- () Check # 611
- ( ) Money Order # \_\_\_\_\_

Council District 2

Plan Area SUNLAND-TUNNING

PLAN & LAND USE \$694.00  
 DEVELOPMT SURCHG \$14.00  
 OPERATING SURCHG \$42.00  
 MISC CITY PLAN \$49.00  
 -----  
 \$4,106.00

Processed by HERMINICILDO L. ACUSTO *[Signature]*  
Print & sign

Total Due: \$4,905.09  
Check: \$4,905.09



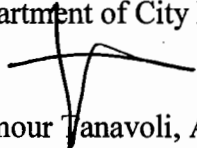
CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

10525 N. Las Lunitas Av.

RECEIVED  
CITY OF LOS ANGELES  
FEB 27 2007  
CITY PLANNING  
DIVISION OF LAND

Date: February 22, 2007

To: Deputy Advisory Agency  
Department of City Planning

From:  Taimour Tanavoli, Associate Transportation Engineer III  
Department of Transportation

Subject: **PARCEL MAP NO. 2006-1808**

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

1. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
2. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
3. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.

Please contact this section at (213) 482-7024 for any questions regarding the above.

Council District No. 2  
East Valley District

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
ZONING INFORMATION FILE  
Effective Date: September 25, 2005

**ZI NO. 2347 SUNLAND INTERIM CONTROL ORDINANCE (ICO)**

**COUNCIL DISTRICT: 2**

**COMMENTS:**

On September 25, 2005, Ordinance No. 176,908 became effective, establishing the Sunland Interim Control Ordinance for one year with two extensions of 180 days each, not to exceed a total time of 12 months.

**INSTRUCTIONS:**

Issue no building permit or demolition permit on **R1 lots equal to or less than 8,000 square feet** in the Sunland - Tujunga - Shadow Hills - Lakeview Terrace - East La Tuna Community Plan area bounded by Lowell Avenue and the city limit on the east, the Foothill Freeway on the southwest, the eastern edge of the Big Tujunga Wash on the northwest and the city limit on the north, as shown on the attached ICO map.

**R1 lots equal to or less than 8,000 square feet shall be referred to the City Planning Department for clearance. R1 lots greater than 8,000 square feet or non-R1 zoned lots do not require City Planning Department clearance.**

The following exceptions to the Interim Control Ordinance can only be granted by the City Planning Department (Braude Building, Room 351):

- If the maximum floor area of all the existing structures and proposed building permits (including but not limited to garages, attics with a vertical height of six feet or greater in whole or in part, accessory buildings, barns, storage, or enclosed area, such as enclosed patios, or any non-habitable area) on the lot is equal to or less than a Floor Area Ratio (FAR) of 0.4:1 based on total lot area or equal to or less than 2,400 square feet.
- If any building permit or demolition permit for which complete plan check was accepted by the Department of Building and Safety and all fees were accepted by the City on or before January 27, 2005.
- If a building permit or demolition permit is required in order to comply with an order issued by the Department of Building and Safety to repair, remove, or demolish an unsafe or a substandard condition.
- If a building permit or demolition permit is required in order to rebuild as a result of destruction by fire, earthquake, or other natural disasters.

Relief from the Interim Control Ordinance can only be granted by the City Council in the form of a Hardship Exemption.

**Note: For purposes of this ICO, the FAR is the area in square feet within the exterior walls of all buildings above grade, including but not limited to garages, attics with a vertical height of six feet or greater in whole or in part, accessory buildings, barns, storage, enclosed areas, such as enclosed patios, or any non-habitable area, divided by the gross area of the lot. The conversion of any existing carport to a garage or the enclosure of any carport shall be referred to the City Planning Department for verification and compliance of this ICO.**

If you have any questions regarding this matter, please contact the Sunland-Tujunga Shadow Hills-Lakeview Terrace-East La Tuna Canyon Community Plan staff at (818) 374-5037 or (818) 374-5042. Advise applicants that not all projects can be cleared the same day and that an appointment with City Planning may be necessary.

ORDINANCE NO. 176908

An ordinance imposing interim regulations on the issuance of certain building permits for residential structures on R1 lots equal to or less than 8,000 square feet in the Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon Community Plan ("the Community Plan") area generally bounded by Lowell Avenue and the city boundary on the east, the Foothill Freeway on the southwest, the eastern edge of the Big Tujunga Wash on the northwest and the city boundary on the north ("the Plan Area").

**WHEREAS**, the proposed Interim Control Ordinance ("ICO") area is located within the boundaries of the Community Plan, adopted on November 18, 1997; and

**WHEREAS**, the Plan Area is aesthetically unique in that many residential structures in the communities within the Plan Area were built a century ago, on narrow R1 zoned substandard lots of approximately 4,000 square feet, primarily as small, one-story, 500 to 800 square foot weekend and vacation homes; and

**WHEREAS**, today, land prices in the Plan Area are among the most affordable in the City of Los Angeles so that for the past two years, developers have been buying parcels, tearing down the original, small houses and replacing them with large, box-like structures ranging from 3,000 to 4,000 square feet, thereby creating imposing structures out of character with the existing small one-story residences. These new residences are built up to the building set back lines and are approximately fifty feet in length and two stories in height, presenting an unarticulated blank wall that looms 30 feet above the existing one story residences on either side; and

**WHEREAS**, such mansionization is intensifying development irreversibly and unreasonably and is depriving the Plan Area of its inherent charm and unique aesthetic qualities; and

**WHEREAS**, the communities in the Plan Area are trying to maintain the original character of their neighborhoods; and

**WHEREAS**, six new large homes are under construction and 49 new large homes have already been constructed in the area, all of which are out of scale with the prevailing home size and threaten the character of the neighborhoods in the Plan Area. There are approximately 55 existing residences for sale, which could lead to the demolition of the existing residential structures and twenty vacant lots; and

**WHEREAS**, one of the policies of the Community Plan is to promote neighborhood preservation in existing residential neighborhoods. One of the Community Plan goals is to preserve and enhance the positive characteristics of

existing residential neighborhoods and to rehabilitate existing single family homes, which provide the foundation for community identity; and

**WHEREAS**, amendments to the Community Plan are being considered and the continued mansionization and intensification of development may be in conflict with the contemplated amendments. Additionally, interim measures are needed to protect these communities from development of large homes that are inconsistent with the existing Community Plan, particularly as to existing neighborhoods consisting primarily of homes with considerably smaller square footage. This will help ensure that the long-standing existing character and scale of stable single-family residential neighborhoods are maintained pending completion of the amendments to that Community Plan.

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. **PROHIBITION.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of 365 days from the effective date of this Ordinance, or until the Community Plan is amended, whichever occurs first, no person, except as otherwise provided in this Ordinance, shall demolish, erect, construct, alter, add to or change the use of any building or structure, or portion thereof, on a lot zoned R1 which is equal to or less than 8,000 square feet in area and located in whole or in part within the area identified in Section 2 of this Ordinance.

Sec. 2. **INTERIM CONTROL AREA.** The provisions of this Ordinance shall apply to any lot located in whole or in part within the Plan Area generally bounded by Lowell Avenue and the city boundary on the east, the Foothill Freeway on the southwest, the eastern edge of the Big Tujunga Wash on the northwest and the city boundary on the north, as shown on the following map:

City Planning Department  
Division of Land / Parcel Map Unit  
200 North Spring Street Room 750  
Los Angeles, CA 90012



February 19, 2007

Dear Sir / Madam:

I am responding to a Public Hearing Notice that I received regarding Case # AA 2006-1808-PMLA and ZA-2006-2026 ZV at the address of: 10525 N. Las Lunitas Avenue in Tujunga, CA 91042

I am a neighbor residing at 10518 Las Lunitas Avenue, which is one house and across the street from the property in question.

I will make every attempt to be present at the hearing scheduled for Thursday, February 22 1:20 pm at the Marvin Braude Building in Van Nuys, depending on my business commitments for the day.

However, if I am not able to be present, I want my voice to be heard regarding the parcel map application. I am rejecting the request.

The party in question purchased a one-house property a few years ago and has already built one house in the rear of the existing house. It entailed the usual construction noise and traffic for what I believe is close to one year. The new house does not have street access and so must use the front property or the front of other people's property to park extra cars or their trashcans.

Now I understand that the property owner would like to tear down the existing front house and build two houses in its place of approximately 2,000 square feet apiece on what would become two lots of less than 5,000 square feet apiece.

I do understand that this would be the maximum size of these houses based on the recently implemented 'McMansion' rule that limits new house sizes to 40% of the lot size if under 8,000 square feet.



I reject the homeowner's request to build two new houses based on the following arguments:

- The toll of the construction on the neighborhood will most likely be worse than the project recently completed, because the front house will be torn down before the two houses can be built. The new house in the back did not require a teardown first.
- The construction noise and traffic will be worse than the first house, because (1) the building is now closer to my house and (2) because there will be no room to park construction-related vehicles in the back so they must be parked on the street, adding to the existing street parking congestion.
- If the new houses were built, it would entail twice the traffic that now exists, and would require two of the three houses on the property to use the street frontage of the first house for extra cars and trashcans. Most likely, this street front usage will extend to other neighbors as it does now.
- The fact is, the terms of the construction would require a variance that in my opinion already allows houses to be built on lots too small to support them. Remember, this was a lot that had ONE HOUSE on it before he bought the property.
- Although I have heard that the property owner claims these would not be 'spec houses' and plans to live in one of the new houses once completed, which is yet to be seen. In any event, he would certainly not be living there during construction and so will not be sharing in the construction misery of his neighbors!

Respectfully Submitted,



Liz Toton

10518 Las Lunitas Avenue

Tujunga, CA 91042

818-353-5053



BETTER TECHNOLOGY CORPORATION

201 N. Los Angeles St., Ste. 13A  
Los Angeles, CA 90012  
(213) 617-9600  
Fax (213) 617-9643

14540 Sylvan St., Ste. A  
Van Nuys, CA 91411  
(818) 779-8866  
Fax (818) 779-8870

MAILING AFFIDAVIT

City Planning Commission  
Case No. \_\_\_\_\_

Deputy Advisory Agency  
Tentative Tract No. \_\_\_\_\_

CF No. \_\_\_\_\_

Parcel Map No. AA-2006-1808PMLA

Zoning Administrator  
Case No. ZA-2006-2026-2V

Private Street No. \_\_\_\_\_

Coastal Permit  
Case No. \_\_\_\_\_

Area Planning Commission  
Central, Harbor, SV, ELA, SLA, WLA, NV  
Case No. \_\_\_\_\_

Design Review Board  
Case No. \_\_\_\_\_

SITE ADDRESS: 10525 N. Las Lunetas Avenue

I, Rachael Trigg certify that I am an employee of BTC, a contractor of the City of Los Angeles Department of City Planning, State of California, and I did, on the 26 day of January, 2007, mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- 500-foot radius
- Abutting the subject site
- Owners and Occupants
- Tenant Notice
- 100-foot coastal notice
- State Coastal Commission
- Adjacent City (ies)
- Applicant and Representative (where indicated)
- city \_\_\_\_\_ Newspaper Notice
- LA Unified School District, LA County Regional Planning
- Caltrans
- Council's Own Initiative
- Metropolitan Transit Authority
- Certified Neighborhood Council (dept. of Neighborhood Empowerment)
- Council Office and Council District Office
- city \_\_\_\_\_ Homeowners Associations
- Other

There is a regular daily communication and service by mail between the City of Los Angeles and each of the Addresses to which notices were mailed.

Rachael Trigg  
BTC Hearing Notice Mailing Clerk



DEPARTMENT OF CITY PLANNING  
ADVISORY AGENCY/ DIVISION OF LAND

**PUBLIC HEARING NOTICE**

This notice is sent to you because you own property or are an occupant residing within 500 feet of a site for which an application requesting permission to subdivide, as described below, has been filed with the City Planning Department, Advisory Agency. You are invited to attend the public hearing at which interested persons may ask questions or present testimony regarding the application.

Hearing By:	Parcel Map Unit/ Division of Land	Case No.:	AA 2006-1808-PMLA ZA-2006-2026-ZV
DATE:	Thursday February 22, 2007	CEQA No.:	ENV 2006-1809-MND
TIME:	1:20 PM	Address:	10525 N. Las Lunitas Avenue
PLACE:	Marvin Braude Building First Floor Conference Room, 6262 Van Nuys Boulevard Van Nuys CA 91401	Council No.:	2
		Plan Area:	Sunland-Tujunga
		Zone:	R1-1
		Neighborhood Council:	Sunland-Tujunga
Contact Staff:	Susan Palmas	Applicant:	Vijay Chum
Phone No.:	213 978-1333	Representative:	Robert Lamishaw
	email: Susan.Palmas @lacity.org	Contact No.:	818 781-0016

**PROPOSED PROJECT:** Preliminary Parcel Map for a 2-lot single-family subdivision over a 10,560 square foot parcel in the existing R1-1 zone. Also, a Zoning Administrator's Adjustment to permit a reduced lot width of 40-feet in lieu of the 50-feet required, and a reduced lot area of 4,880 and 4,860 square feet in lieu of the 5,000 square feet required in the R1-1 zone. Additionally, there is a request for a mid-point variance.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this parcel map application. The environmental impact will be among the matters considered at the hearing. The Advisory Agency will consider all the testimony presented at the hearing and any written communication received prior to or at the hearing, as well as the merits of the application as it relates to existing environmental regulations, the State Subdivision Map Act and the Los Angeles Municipal Code.

**REVIEW OF FILE AND WRITTEN CORRESPONDENCE:** Written comments may be delivered to and the file may be reviewed up to the day before the public hearing, at the following address:

City Planning Department.  
Division of Land/Parcel Map Unit  
200 North Spring Street Room 750  
Los Angeles CA 90012  
Open Monday-Friday 9AM to 4 PM

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** The determination of the Advisory Agency will become effective 15 days from the decision date unless an appeal to the Area Planning Commission has been submitted on Form CP-7769. Pursuant to Ordinance 176,321 Parcel Map determinations are only appealable to the Area Planning Commission—not to the City Council. If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the Staff Contact Number listed above. Traductores u otro tipo de servicio puede ser proveído si se solicita. Para asegurar que este tipo de servicio sea disponible, favor de solicitarlos por lo menos 3 días (72 horas) antes de la audiencia llamando al teléfono mencionado.

1	VIJAY L. CHUM 10415 PINYON AVE TUJUNGA CA	91042	2	BARRY & ESTER HACKEN 10519 LAS LUNITAS AVE TUJUNGA CA	91042	3	GEMENIANO B. & MARIA V. C. ARROYO 10513 LAS LUNITAS AVE TUJUNGA CA	91042
4	CHESTER E. MICHALSKI 7303 SUMMITROSE ST TUJUNGA CA	91042	5	JUDITH A. PARKINSON 10792 WHEATLAND AVE SUNLAND CA	91040	6	SUMMITROSE TRUST 7315 5340 SENFORD AVE LOS ANGELES CA	90056
7	MARY A. HALL 10502 REDMONT AVE TUJUNGA CA	91042	8	MAULE FAMILY TRUST 10508 REDMONT AVE TUJUNGA CA	91042	9	RICHARD A. & HENEDINA M. BARTON 10514 REDMONT AVE TUJUNGA CA	91042
10	MARCO A. & ADRIANA Q. BARRON 10516 REDMONT AVE TUJUNGA CA	91042	11	ADRIAN AGUILAR 10582 REDMONT AVE TUJUNGA CA	91042	12	PATRICK KIRKER 10532 REDMONT AV TUJUNGA CA	91042
13	CAROLE A. CAMARA 10536 REDMONT AVE TUJUNGA CA	91042	14	ALBERTO & LORENA QUEZADA 10119 COMMERCE AVE APT 9 TUJUNGA CA	91042	15	SCOTT AKERLEY 1655 LAS FLORES DR GLENDALE CA	91207
16	HERAND SHILVARJO 10548 REDMONT AVE TUJUNGA CA	91042	17	RENWICK WILLIAM S & TRUST 10552 REDMONT AVE TUJUNGA CA	91042	18	EVERARDO & VERA A. SILVA 10560 REDMONT AV TUJUNGA CA	91042
19	HELENA ISSAIAN 10564 REDMONT AVE TUJUNGA CA	91042	20	ROGER G. & ROSILYN A. ZUCH 10604 REDMONT AVE TUJUNGA CA	91042	21	NINEL TOVMASYAN 10614 REDMONT AVE TUJUNGA CA	91042
22	ROBERT & CHRISTINE L. BABAKHANI 10616 REDMONT AVE TUJUNGA CA	91042	23	TERI D. VASQUEZ 10615 REDMONT AVE TUJUNGA CA	91042	24	JAMES E. BROWN 10611 REDMONT AVE TUJUNGA CA	91042
25	RONALD RUTHERFORD 10605 REDMONT AVE TUJUNGA CA	91042	26	JOSEPH D. NUTT 2404 FAIRWAY AVE MONTROSE CA	91020	27	ZORIK MANOOKIAN 10565 REDMONT AVE TUJUNGA CA	91042

28  
LUSIK BAGRAMYAN  
10557 REDMONT AVE  
TUJUNGA CA 91042

29  
PATRICIO E. & ESTELA B. ALFARO  
10553 REDMONT AVE  
TUJUNGA CA 91042

30  
SUSAN D. LUPTON  
10549 REDMONT AVE  
TUJUNGA CA 91042

31  
PATRICK KIRKER  
10545 REDMONT AV  
TUJUNGA CA 91042

32  
JOSE L. ZEPEDA  
10541 REDMONT AVE  
TUJUNGA CA 91042

33  
PAPKE GENEVIEVE P TRUST  
7014 SHADYGROVE ST  
TUJUNGA CA 91042

34  
NORIYOSHI MATSUHIRA  
10531 REDMONT AVE  
TUJUNGA CA 91042

35  
DWAYNE D. BENISH  
10521 REDMONT AVE  
TUJUNGA CA 91042

36  
L A CITY  
REAL EST BUS GROUP - JUNE  
PO BOX 51111  
LOS ANGELES CA 90051

37  
MICHAEL & CHERYL DE LEON  
10522 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

38  
SHOEL T. & SAKINA S. BASRAI  
4005 FOOTHILL BLVD  
LA CRESCENTA CA 91214

39  
WAYNE E. FISHER  
10540 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

40  
ADRIAN & JANESEA M. GENDRON  
10546 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

41  
DANIEL KNAPP  
RICHARD KNAPP  
10554 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

42  
RICHARD A. WEST  
10600 MOUNTAIR AVE  
TUJUNGA CA 91042

43  
DAN R. & LYNDA J. SCOTT  
10602 MOUNTAIR AVE  
TUJUNGA CA 91042

44  
LEE YONG K & JUNG S TRUST  
10606 MOUNTAIR AVE  
TUJUNGA CA 91042

45  
O NEIL JACK N & SHIRLEY A & FAMILY T  
10616 MOUNTAIR AVE  
TUJUNGA CA 91042

46  
ARLEN L. KARAJELIAN  
10561 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

47  
LOUIS PENA  
10555 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

48  
HERMINEH ASHOGHIAN  
10551 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

49  
JANIS MCFERRIN  
PO BOX 41937  
LOS ANGELES CA 90041

50  
JANIS MC FERRIN  
10539 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

51  
BURMAN FAMILY TRUST  
10535 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

52  
RUDOLPH V. VALLE  
18705 NATHAN HILL DR  
SANTA CLARITA CA 91351

53  
ROOS IRMGARD VON  
7415 SUMMITROSE ST  
TUJUNGA CA 91042

54  
SWEET K. WOODARD  
7409 SUMMITROSE ST  
TUJUNGA CA 91042

55  
RICHARD A. FIERKE  
10525 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

56  
TERESITA B. BALAGTAS  
7401 SUMMITROSE ST  
TUJUNGA CA 91042

57  
NELSON RAMAYA  
10521 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

58  
MCALPINE MURRAY J & FAMILY TRUST  
10515 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

59  
JOSE O. SANDOVAL  
10507 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

60  
PAULINO & JUANA VAZQUEZ  
7402 SUMMITROSE ST  
TUJUNGA CA 91042

61  
ANIKA YOUSEFIAN  
10444 MOUNTAIR AVE  
TUJUNGA CA 91042

62  
JOSEPH L. & PATRICIA J. CORMIER  
10624 LAS LUNITAS AVE  
TUJUNGA CA 91042

63  
ROBERT & MICHELLA ELSENBACH  
10450 MOUNTAIR AVE  
TUJUNGA CA 91042

64  
DORIS & STEPHANIE COULTER  
PO BOX 13  
TUJUNGA CA 91043

65  
GRANT & MARY L. SUTHERLAND  
10455 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

66  
MARY S. HENDRICKS  
10449 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

67  
NEJDEH S. YAGHOUBIAN  
10440 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

68  
VAHAN VARTANIAN  
10444 TUJUNGA BL  
TUJUNGA CA 91042

69  
HURST EVANGELINE  
10450 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

70  
ROGELIO & ALMA C. CERDA  
10460 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

71  
ELIAS & OSANNA GEHA  
10464 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

72  
ROUBIK ABNOUSI  
7314 SUMMITROSE ST  
TUJUNGA CA 91042

73  
DENNIS T. & MARIA E. MILLER  
6339 HARMAN DR  
TUJUNGA CA 91042

74  
CHERYL L. PERKINS  
7304 SUMMITROSE ST  
TUJUNGA CA 91042

75  
PEGGY BRONSON  
10455 LAS LUNITAS AVE  
TUJUNGA CA 91042

76  
DAVID & EVE MURILLO  
10451 LAS LUNITAS AVE  
TUJUNGA CA 91042

77  
WILLIAM L. & ELENA F. HAMILTON  
7742 GROVE ST  
TUJUNGA CA 91042

78  
DAVID W. LEPISTO  
10443 LAS LUNITAS AVE  
TUJUNGA CA 91042

79  
COX DANIEL E TRUST & RENEE T TRUS  
11160 MOUNT GLEASON AVE  
TUJUNGA CA 91042

80  
CURT R. MOORE  
10448 LAS LUNITAS AVE  
TUJUNGA CA 91042

81  
YOUNG J. PARK  
10452 LAS LUNITAS AVE  
TUJUNGA CA 91042

82  
RICHARD M. JACOBS  
7276 SUMMITROSE ST  
TUJUNGA CA 91042

83  
JOO H. KIM  
7268 SUMMITROSE ST  
TUJUNGA CA 91042

84  
HRACH ABRAHAMIAN  
3341 STEVENS ST  
GLENDALE CA 91214

85  
MILDRED ESCOBEDO  
2539 SUNDOWN DR  
LOS ANGELES CA 90065

86  
WOO C. MOON  
10461 HILLHAVEN AVE  
TUJUNGA CA 91042

87  
CHESNEY ROBERT L & NINA J & FAMILY  
10455 HILLHAVEN AVE  
TUJUNGA CA 91042

88  
RICHARD A. CARNES  
PO BOX 249  
SUNLAND CA 91041

89  
THOMAS J. BORLACE  
7240 SUMMITROSE ST  
TUJUNGA CA 91042

90  
IRAJ & LIDA TAVAKOLI  
7233 SUMMITROSE ST  
TUJUNGA CA 91042

91  
HALLDOR & HREFNA GUDMUNDSSON  
10506 HILLHAVEN AVE  
TUJUNGA CA 91042

92  
CECELIA E. ANDERSON  
10514 HILLHAVEN AVE  
TUJUNGA CA 91042

93  
BRUNNENKANT LUTZ R & TRUST  
10520 HILLHAVEN AVE  
TUJUNGA CA 91042

94  
VERA SEIDLER  
10528 1/2 HILLHAVEN AVE  
TUJUNGA CA 91042

95  
KLEIMAN 1995 TRUST  
2834 S BENTLEY AVE  
LOS ANGELES CA 90064

96  
DAVID N. KIMMER  
16654 SOLEDAD CANYON RD  
CANYON CNTRY CA 91387

97  
KAREN GALLOW  
10554 HILLHAVEN AVE  
TUJUNGA CA 91042

98  
ANGELA AGHAJANIAN  
10588 HILLHAVEN AVE  
TUJUNGA CA 91042

99  
ARIS OVSEPYAN  
10562 HILLHAVEN AVE  
TUJUNGA CA 91042

100  
DAVID G. ORSER  
10611 HILLHAVEN AVE  
TUJUNGA CA 91042

101  
ELEEN ABADJIAN  
10567 HILLHAVEN AVE  
TUJUNGA CA 91042

102  
KELLY M. JOINER  
10563 HILLHAVEN AVE  
TUJUNGA CA 91042

103  
SONDRA MORRILL  
10559 HILLHAVEN AVE  
TUJUNGA CA 91042

104  
JOHN FEHER  
10555 HILLHAVEN AVE  
TUJUNGA CA 91042

105  
FRANCIS T. & GAIL N. HUDDLESTON  
10547 HILLHAVEN AVE  
TUJUNGA CA 91042

106  
GRAHAM N. GARFORTH  
10545 HILLHAVE AVE  
TUJUNGA CA 91402

107  
ELMER & RINA ALVAREZ  
10535 HILLHAVEN AVE  
TUJUNGA CA 91042

108  
AIDA MNATSAKANIAN  
10531 HILLHAVEN AVE  
TUJUNGA CA 91042

109  
ARUTYUNYAN SEROB TER  
10525 HILLHAVEN AVE  
TUJUNGA CA 91042

110  
JOE DE LURGIO  
10517 HILLHAVEN AVE  
TUJUNGA CA 91042

111  
EDWIN TSATURYAN  
10511 HILLHAVEN AVE  
TUJUNGA CA 91042

112  
LANTZ ENTS INC  
DAVID & PEARL LANT  
10051 CLYBOURN AVE  
SHADOW HILLS CA 91040

113  
MATHEW R. EMBREE  
7263 SUMMITROSE ST  
TUJUNGA CA 91042

114  
NEAL P. & LORI A. RAUB  
7267 SUMMITROSE ST  
TUJUNGA CA 91042

115  
EUGENE E. RAPPOSELLI  
10504 LAS LUNITAS AVE  
TUJUNGA CA 91042

116  
STELLA BABAKHANI  
10510 LAS LUNITAS AVE  
TUJUNGA CA 91042

117  
LIZ TOLON  
10518 LAS LUNITAS AVE  
TUJUNGA CA 91042

118  
DON & CLAIRE V. GORDON  
10524 LAS LUNITAS AVE  
TUJUNGA CA 91042

119  
ZHORZH KHACHATRYAN  
10530 LAS LUNITAS AVE  
TUJUNGA CA 91042

120  
ALONSO R. & MARIA ESPINOZA  
10534 LAS LUNITAS AVE  
TUJUNGA CA 91042

121  
ROSA M. GONZALEZ  
10538 LAS LUNITAS AVE  
TUJUNGA CA 91042

122  
PAUL & SYLVIA GOMEZ  
10554 LAS LUNITAS AVE  
TUJUNGA CA 91042

123  
EDWARD L. TRUEMAN  
10558 LAS LUNITAS AVE  
TUJUNGA CA 91042

124  
HARRY A. & SHIRL M. SMITH  
10564 LAS LUNITAS AVE  
TUJUNGA CA 91042

125  
MAXINE MAUNU  
10604 LAS LUNITAS AVE  
TUJUNGA CA 91042

126  
ARDVAZ & ELIZABETH K. & ARPI OUGH  
10612 LAS LUNITAS AVE  
TUJUNGA CA 91042

127  
DAVID L. & ANN H. FINNIN  
10620 LAS LUNITAS AVE  
TUJUNGA CA 91042

128  
CLIFF & SHANNON JOHNSON  
10619 LAS LUNITAS AVE  
TUJUNGA CA 91042

129  
HOWARD M. FRIEDMAN  
10615 LAS LUNITAS AVE  
TUJUNGA CA 91042

130  
RAYMOND & KAY FARKAS  
10607 LAS LUNITAS AVE  
TUJUNGA CA 91042

131  
MICHAEL A. & JACQUELINE R. LIPE  
10601 LAS LUNITAS AVE  
TUJUNGA CA 91042

132  
ELVIRA LOPEZ  
10563 LAS LUNITAS AVE  
TUJUNGA CA 91042

133  
LORRAINE T. SANDERS  
10559 LAS LUNITAS AVE  
TUJUNGA CA 91042

134  
RYAN & JOHANNA L. BRITO  
10549 LAS LUNITAS AVE  
TUJUNGA CA 91042

135  
JACEK & GRAZYNA WILCZEK  
10541 LAS LUNITAS AVE  
TUJUNGA CA 91042



136

ROBERT J. KAMINSKY  
10535 LAS LUNITAS AVE  
TUJUNGA CA

91042

999

JPL ZONING SERVICES #4859  
6263 VAN NUYS BLVD  
VAN NUYS CA

91401

999

VICKAS CHUM  
10525 N LAS LUNITAS AVE  
TUJUNGA CA

91042

C.D.2  
NORTH HOLLYWOOD FIELD OFFICE  
6350 LAUREL CANYON BL # 201  
NORTH HOLLYWOOD CA 91606

C.D.2  
COUNCILPERSON WENDY GREUEL  
200 N SPRING ST RM 475  
LOS ANGELES CA 90012

C.D. 2  
SUNLAND-TUJUNGA FIELD OFFICE  
7747 FOOTHILL BL  
TUJUNGA CA 91042

SUNLAND-TUJUNGA  
NEIGHBORHOOD COUNCIL  
7747 FOOTHILL BLVD ROOM 101  
TUJUNGA CA 91042

1  
OCCUPANT  
10525 LAS LUNITAS AV  
TUJUNGA CA 91042

6  
OCCUPANT  
7315 SUMMITROSE ST  
TUJUNGA CA 91042

26  
OCCUPANT  
10601 REDMONT AV  
TUJUNGA CA 91042

49  
OCCUPANT  
10545 TUJUNGA CANYON BL  
TUJUNGA CA 91042

62  
OCCUPANT  
10451 TUJUNGA CANYON BLA  
TUJUNGA CA 91042

64  
OCCUPANT  
10461 TUJUNGA CANYON BL  
TUJUNGA CA 91042

77  
OCCUPANT  
10447 LAS LUNITAS AV  
TUJUNGA CA 91042

85  
OCCUPANT  
7260 SUMMITROSE ST  
TUJUNGA CA 91042

88  
OCCUPANT  
10536 HILLHAVEN AV  
TUJUNGA CA 91042

1  
OCCUPANT  
10521 LAS LUNITAS AV  
TUJUNGA CA 91042

14  
OCCUPANT  
10540 REDMONT AV  
TUJUNGA CA 91042

33  
OCCUPANT  
10535 REDMONT AV  
TUJUNGA CA 91042

52  
OCCUPANT  
10529 TUJUNGA CANYON BL  
TUJUNGA CA 91042

62  
OCCUPANT  
10451 TUJUNGA CANYON BLB  
TUJUNGA CA 91042

64  
OCCUPANT  
10460 MOUNTAIR AVE  
TUJUNGA CA 91042

79  
OCCUPANT  
10442 LAS LUNITAS AV  
TUJUNGA CA 91042

88  
OCCUPANT  
10449 HILLHAVEN AV  
TUJUNGA CA 91042

88  
OCCUPANT  
10536 1/2 HILLHAVEN AV  
TUJUNGA CA 91042

5  
OCCUPANT  
7311 SUMMITROSE ST  
TUJUNGA CA 91042

15  
OCCUPANT  
10544 REDMONT AV  
TUJUNGA CA 91042

38  
OCCUPANT  
10532 TUJUNGA CANYON BL  
TUJUNGA CA 91042

62  
OCCUPANT  
10448 MOUNTAIR AV  
TUJUNGA CA 91042

62  
OCCUPANT  
10451 TUJUNGA CANYON BLC  
TUJUNGA CA 91042

73  
OCCUPANT  
7310 SUMMITROSE ST  
TUJUNGA CA 91042

84  
OCCUPANT  
7266 SUMMITROSE ST  
TUJUNGA CA 91042

88  
OCCUPANT  
10534 HILLHAVEN AV  
TUJUNGA CA 91042

88  
OCCUPANT  
10536 1/4 HILLHAVEN AV  
TUJUNGA CA 91042

88  
OCCUPANT  
10538 HILLHAVEN AV  
TUJUNGA CA 91042

88  
OCCUPANT  
10538 1/2 HILLHAVEN AV  
TUJUNGA CA 91042

94  
OCCUPANT  
10528 HILLHAVEN AV  
TUJUNGA CA 91042

94  
OCCUPANT  
10528 1/2 HILLHAVEN AV  
TUJUNGA CA 91042

95  
OCCUPANT  
10540 HILLHAVEN AV  
TUJUNGA CA 91042

96  
OCCUPANT  
10544 HILLHAVEN AV  
TUJUNGA CA 91042

99  
OCCUPANT  
10604 HILLHAVEN AV  
TUJUNGA CA 91042

104  
OCCUPANT  
10557 HILLHAVEN AV  
TUJUNGA CA 91042

106  
OCCUPANT  
10546 LAS LUNITAS AV  
TUJUNGA CA 91042


112  
OCCUPANT  
10505 HILLHAVEN AV  
TUJUNGA CA 91042

FORM GEN. 160A (Rev. 1/82)

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

10525 N. Las Lunitas Av.

Date: February 22, 2007

To: Deputy Advisory Agency  
Department of City PlanningFrom:   
Taimour Tanavoli, Associate Transportation Engineer III  
Department of TransportationSubject: **PARCEL MAP NO. 2006-1808**

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

1. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
2. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
3. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.

Please contact this section at (213) 482-7024 for any questions regarding the above.

Council District No. 2  
East Valley District

AA-2006-1808-PMIA  
taken at Heanu

To Whom It May Concern,

Please do not allow the proposed lot-split for developer Robert Lamishaw at 10525 Las Lunitas Avenue. This would require a zoning change that would be disastrous for any Sunland-Tujunga residents that bought nice homes in the area because there are yards and trees. The gold rush panic that has occurred in the last few years has caused the foothills to become a hash of over-sized, misplaced stucco boxes. Speculators have caused a frenzy of quickly assembled, cheap looking tract-type homes. Lot divisions have encouraged builders to put looming, two storey boxes mere feet from the fences of their neighbors. Cottages that had sunlit gardens are cast perpetually in shadow, and their new neighbors are now the uninvited guests at any family bar-b-queue; there is no longer privacy, space or continuity.

The pattern is always the same. A speculator buys some nice little cottage, or cabin or ranch style home, they raise it in a day and bulldoze any trees, including ancient oaks and all "protected" trees and any slow moving wild life. This is because the goal is not to build a house of any charm, merit or style; it is to cram in as many big-box featureless McMansions as possible. The builders take their money and go live somewhere nice, like La Canada or La Crescenta. These are places that actually have and APPLY building regulations to prevent soulless over-development. They enjoy the luxury of being in a nice area after extracting, irretrievably, all the value and continuity from our community. The hypocrisy is obvious. When our City Planning does everything possible to aid them, and is collusive in their disdain for any objectors, the power has shifted so far as to be an injustice.

Robert Hall, Scott Anderson and Robert Lamishaw and the new wave of "anyone can build anything in Tujunga" wannabees are never required to imagine a design solution within the very liberal parameters of our FAR regulations. They get more and more brazen in their adversarial attitudes. They are treated like princes above the law and never accountable to the people who live here. Because of this standards of green space and aesthetics continue to decline; the new developments on Valmont and on Commerce look like giant out-houses surrounded by cement. I call them have-a-heart traps for gang members. They are just begging for graffiti. If this continues I will have to sell my house; there is no reason to have a 1936 home with its own little forest if you allow strip mining all the way up the hill. Was this the planning the City had in mind?

This neighborhood had the potential to be the next Eagle Rock or Atwater Village. That would have taken some planning, City Planning. Since the least creative element has been coddled, the inspired, creative problem solvers are driven out. Sunland-Tujunga has, under your protection, become a speculators slum.

Zoning and building regulations are by and for the people who live in a community and want it to continue to be valuable in the future. Variances are for "uninvested" investors who want to extract all the natural, inherent value and leave a swath of nonsensical pink stucco and cement and never look back. They would not deign to live in- or next door to- the houses they build. Please hold them to a decent standard so we can create a place to

live, not leave. Let the builders make their money the old-fashioned way; with value added, not taken away.

Sincerely,  
Alexandra Squiers

IMPROVING THE QUALITY OF LIFE IN SUNLAND-TUJUNGA

# Sunland-Tujunga Neighborhood Council



7747 Foothill Blvd., Tujunga, CA 91042 • www.stnc.org • (818) 951-7411 • FAX (818) 951-7412

## DESIGN ADVISORY COMMITTEE

June 14, 2006

Councilmember Wendy Greuel  
7747 Foothill Blvd.  
Tujunga, CA 91042

**Re: 10525 Las Lunitas, Tujunga  
Lot Split**

Dear Councilmember Greuel,

At the May 15, 2006 meeting of the Design Advisory Committee (DAC) of the Sunland Tujunga Neighborhood Council (STNC) the above site was reviewed by the DAC with the following recommendation.

**That the DAC, by unanimous vote and after a thorough presentation by the owner's representative, the STNC and DAC do not support this request for a lot split.** This project would do the opposite of what the community wants by creating substandard lots.

The STNC appreciates your support of the community in this matter.

If you have any questions or require additional information, please contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Cindy Cleghorn".

Cindy Cleghorn  
STNC Chairperson

A handwritten signature in black ink, appearing to read "Victor Castro".

Victor Castro  
STNC Design Advisory Committee Chair

cc:  
Robert Lamishaw, JPL Zoning Services

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

**Date:** 2/7/2007

**To:** Mike Young  
 Deputy Advisory Agency  
 200 N.Spring St., Rm 750, MS 395

*Lilia D. Fetalino*

**From:** Lilia D. Fetalino, Manager  
 Private Development Division  
 Bureau of Street Lighting

**SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS**

**CITY PLANNING CASE No.:** PMLA 2006-1808  
 10525 N. Las Lunitas Ave

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows:

New light required- One (1) on Las Lunitas Ave. Prior to final recordation for this project or issuance of the certificate of occupancy, the Developer shall cause Owner to give written consent to the Bureau of Street Lighting for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

These street lighting requirements are estimates and may be modified slightly during the plan check process based on illumination calculations.

**ESTIMATED CONSTRUCTION COST:**

NO Street Widening	\$5,000
CONDITIONAL	\$0
TOTAL CONSTRUCTION COST	\$5,000

**ESTIMATED PLAN CHECK FEES:**



FORM GEN. 160

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL**

**Date:** 2/7/2007

**To:** Mike Young  
 Deputy Advisory Agency  
 200 N.Spring St., Rm 750, MS 395

**From:** Lilia D. Fetalino, Manager  
 Private Development Division  
 Bureau of Street Lighting

**SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS**

**CITY PLANNING CASE No.:** PMLA 2006-1808  
 10525 N. Las Lunitas Ave

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These street lighting requirements are estimates and may be modified slightly during the plan check process based on illumination calculations.

<b>ESTIMATED CONSTRUCTION COST:</b>	NO Street Widening	\$5,000
	CONDITIONAL	\$0
	TOTAL CONSTRUCTION COST	\$5,000
	<b>ESTIMATED PLAN CHECK</b>	<b>\$1,600</b>

CC: Land Development Group MS 901  
 Engineering District Office: VAL

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

**DATE:** July 29, 2006

**TO:** Emily Gabel-Luddy, Deputy Advisory Agency  
200 N. Spring Street, Room 763-A (MS 395)  
Department of City Planning

**FROM:** Ken Gill, Zoning Engineer  
201 N. Figueroa Street, Room 1050 (MS 115)  
Department of Building and Safety

**SUBJECT: PARCEL MAP NO. 2006-1808**

The Department of Building and Safety Zoning Section has reviewed the above subdivision map, date stamped on May 1, 2006 by the Department of City Planning. The site is designated as being in a R1-1 Zone. A clearance letter will be issued stating that no Building or Zoning Code violations exist on the subject site once the following items have been satisfied.

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Provide complete metes and bounds legal description of the parcel to be subdivided.
- c. Provide a copy of ZA case ZA-2006-2026 - ZV. Show compliance with all the conditions/requirements of the ZA case(s) as applicable.
- d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
- e. Provide minimum 50 ft lot width and minimum 5000sf of lot area for each parcel.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Del Reyes at (213) 482-6882 to schedule an appointment.

**cc:** Susan Palmas (PM)

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

May 23, 2006

TO: Emily Gabel-Luddy, Supervisor  
Department of City Planning  
Attention: Lynn Harper

FROM: Fire Department

SUBJECT: **PARCEL MAP NO. 06-1808 (10525 N. Las Lunitas Ave.)**

Subject property has been investigated by members of the Fire Department.

RECOMMENDATIONS:

Submit plot plans for Fire Department approval and review prior to recordation of Parcel Map Action.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

WILLIAM R. BAMATTRE  
Fire Chief



Douglas L. Barry, Assistant Fire Marshal  
Bureau of Fire Prevention and Public Safety

DLB:JJ:vlj  
c:PM 06-1808

Map No: 206 -198

Received  
at  
Public  
Hearings

AA-2006-1808-PMIA  
OPPOS. 104

Department of City Planning:

February 22, 2007

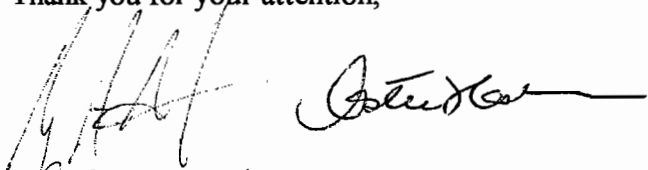
TO WHOM IT MAY CONCERN:

Re: Zone Variance at 10525 Las Lunitas Ave., Tujunga, CA 91042

We respectfully oppose the zone variance to split the above referenced lot based on the fact that the lot was already split into a flag lot and there is no curbside presence for this lot for garbage pickup or parking.

We believe that further splitting of this lot will increase traffic and noise and will create a situation where there would be three houses where there was only one and this will significantly impact the "feel" of the neighborhood.

Thank you for your attention,



Ester & Barry Hacken  
10519 Las Lunitas Avenue  
Tujunga, CA 91042

**From:** Gail Goldberg  
**To:** Michael LoGrande  
**Date:** 2/14/2007 3:46:41 PM  
**Subject:** Fwd: RE: FW: Hearing on allowing substandard lots

fyi

>>> "roberta actor-thomas" <[rjactor@excite.com](mailto:rjactor@excite.com)> 2/14/2007 3:15 PM >>>

Dear Ms. Goldberg,

I just wanted to keep you apprised of the latest developments in Sunland-Tujunga. The following emails all concern activities by developers within one quarter mile or so of each other.

Roberta Actor-Thomas

-- On Wed 02/14, roberta actor-thomas <[rjactor@excite.com](mailto:rjactor@excite.com)> wrote:

**From:** roberta actor-thomas [mailto:[rjactor@excite.com](mailto:rjactor@excite.com)]  
**To:** [Patchke2@aol.com](mailto:Patchke2@aol.com), [makai4@ca.rr.com](mailto:makai4@ca.rr.com), [peter@babaian.com](mailto:peter@babaian.com), [fbaldwin@verizon.net](mailto:fbaldwin@verizon.net), [ranchocorazon@verizon.net](mailto:ranchocorazon@verizon.net), [db@baumann.vg](mailto:db@baumann.vg), [happytiki@yahoo.com](mailto:happytiki@yahoo.com), [Tomi@tomirealty.com](mailto:Tomi@tomirealty.com)  
**Date:** Wed, 14 Feb 2007 17:58:35 -0500  
**Subject:** FW: Hearing on allowing substandard lots

Hi all,

I want to alert you to a hearing to determine if a developer at 10525 Las Lunitas should be able to split a single legal lot with one house into 2 substandard lots in order to build 2 houses that are both much larger than the house that now sits on the lot:

Marvin Braude Building  
6262 Van Nuys Boulevard  
Van Nuys  
Tues. Feb. 22 at 1:20 PM

This hearing may determine whether the R-1 zone (single family home) really still means anything. Since 1946 until now there have been standards which were uniformly applied to all new subdivisions (lots at least 5,000 sq ft and 50 ft wide). This could be thrown out as a result of this hearing. The consequences for Sunland-Tujunga homeowners will be many more and much larger houses (and more cars!) on YOUR street in the coming years.

Roberta Actor-Thomas

-- On Tue 02/13, <[themrs@empken.com](mailto:themrs@empken.com)> wrote:

**From:** [mailto:[themrs@empken.com](mailto:themrs@empken.com)]

**To:** [rjactor@excite.com](mailto:rjactor@excite.com)

**Cc:** [Dale.Thrush@lacity.org](mailto:Dale.Thrush@lacity.org), [ron.lin@latimes.com](mailto:ron.lin@latimes.com), [fbaldwin@verizon.net](mailto:fbaldwin@verizon.net), [happytiki@yahoo.com](mailto:happytiki@yahoo.com), [Tomi@tomirealty.com](mailto:Tomi@tomirealty.com), [vmciv@helloworld.com](mailto:vmciv@helloworld.com), [kerry.cavanaugh@dailynews.com](mailto:kerry.cavanaugh@dailynews.com), [Anita.Cerna@lacity.org](mailto:Anita.Cerna@lacity.org), [controller.chick@lacity.org](mailto:controller.chick@lacity.org), [cindy@cmprintmail.com](mailto:cindy@cmprintmail.com), [mona\\_curry@yahoo.com](mailto:mona_curry@yahoo.com), [abby@abbydiamond.com](mailto:abby@abbydiamond.com), [floydflys@yahoo.com](mailto:floydflys@yahoo.com), [Wendy.Greuel@lacity.org](mailto:Wendy.Greuel@lacity.org), [barbarahowell@verizon.net](mailto:barbarahowell@verizon.net), [jalarrocca@att.net](mailto:jalarrocca@att.net), [lampartz@aol.com](mailto:lampartz@aol.com), [williammalouf@ca.rr.com](mailto:williammalouf@ca.rr.com), [marti\\_m@earthlink.net](mailto:marti_m@earthlink.net), [KenMcAlpine@mindspring.com](mailto:KenMcAlpine@mindspring.com), [RobinJM@aol.com](mailto:RobinJM@aol.com)

**Date:** Tue, 13 Feb 2007 19:31:46 -0500

**Subject:** Narrow, sub-standard sized lots create many problems indeed

I speak from experience when I tell you that there are numerous consequences to this that may not be apparent to all immediately.

Houses built out to within inches of property lines per current trends, unlike the original and appropriately sized smaller homes on smaller lots:

- 1) Have sorely inadequate utility access
- 2) Create a safety hazard, and
- 3) Are a nuisance to their neighbors, while
- 4) They destroy diversity and affordable housing availability

When our neighbors (with a large house on such a lot) wanted to install a hot tub, they sought our permission to bring it in from the side through our property. When they needed to replace the cheap, original construction vinyl windows last year, they once again sought access to do so from our property (which of course we had to deny for liability reasons). Last week, we noticed they had a section of roofing material missing (bare wood showing) and called it to their attention because their house is so tall they can't see their own roof from their yard (and they wouldn't have known before the rains). It was at this point the homeowners complained to us that they do not understand why the house was built so tall instead of narrow and longer to fit the lot because it makes everything so difficult. Cheap construction to cram in the biggest house as cheaply as possible on a small lot, that's why. It's kind of like the square peg jammed into the round hole.

In addition, since they apparently have such a hard time just getting to trash barrels wedged in between the fence and their house, trash just ends up in the general vicinity, front yard, our yard, whatever it takes to not deal with the access problems.

Any neighbors sandwiched in between these new monsters, which tower over everything else, lose not only all privacy and any potential enjoyment of their yards, but also all sunlight through their windows.

Parking inevitably becomes a huge issue with too many separate households crammed in on a street; much like apartment buildings with insufficient onsite parking to serve visitors and occupants. (In fact, visitors often mistake the big stucco house for an apartment building.) This is especially problematic in hillside fire zones on "red flag" days (go park in the valley I guess).

When the houses on the OTHER side of us used to be rented out to the meth heads by the slumlord, we lived in fear that they would start that house on fire and burn ours down with it, since it was only inches away. We had to listen to the child abuse, spousal abuse, whatever was going on over there 24/7.

Yes, we had the choice to move away and let our house fall to the bulldozers and developers or to buy up half the block to get rid of the problems. To this point, we've chosen the latter but the continued degradation of the community as a whole is making it look pretty hopeless for the long term.

Before the last few years, our community seemed to be moving in a positive direction, being converted from unattended slummy rentals owned by long distance landlords, to owner-occupied with pride-of-

ownership in the old spirit of John Steven McGroarty and the "Millionaires Club of Happiness and Contentment". They called it such not because they measured it by the size of their houses but by the value they placed on the unique beauty of the area. Unfortunately, where working class people, single people, used to be happy to afford some of these smaller homes, bringing pride of ownership to the neighborhood as they invested not only their dollars but of themselves, they are now replaced with those seeking anything to which they can claim "no maintenance because it's new and it has no landscaping" and it's all they can afford until they can afford something else. We're losing our natural surroundings at break neck speed.

For the most part, we have really enjoyed the diversity of having all these different neighbors with their own special reasons for buying the old smaller homes. Unfortunately, I can't think of any real joy associated with the owners of the stucco box.

Subdividing to sub-standard sized lots is definitely going in the wrong direction unless it is to bring back the little homes.

- Rhonda Herbel

roberta actor-thomas writes:

> Dear Dale,

Robert Lamishaw has put up the notice for hearing on the lot at 10525 Las Lunitas Ave. He will request the creation of 2 substandard lots where one house on one large lot now exists. The lot in question is 80' x 132' and ZIMAS website gives 10, 541 square feet as the area. The important issue is this: because the width of the front lot is only 80 feet the substandard lots will be only 40 feet wide not the 50 feet required on R-1 (single family residential) lots.

A 720 sq ft. street dedication would bring the size of the lots down to below the legal limit of 5,000 sq. ft., although you must be aware that an actual dedication on this street will uselessly degrade the area with an ugly dead end barrier with a pile of trash in the weeds at the bottom of it like you see all along Tujunga Canyon Blvd.

If Lamishaw is allowed to do this it will be the end of square footage and width requirements for R-1 lots. There will be a frenzy of sub-standard lot creation in all of Sunland-Tujunga as developers attempt to squeeze more profit out of property they bought before the housing market softened.

On Las Lunitas the original subdivision created 40 foot wide lots, however, later ties resulted in more lots that are either double or are in the range of 55 to 60 feet wide. The only remaining 40 foot lots are those with older homes, usually 600 - 900 square feet. This is our remaining affordable single family housing, which I understand the City is anxious to eliminate, for some odd reason (working people should not have gardens or trees because that lifestyle is reserved for the wealthy?)

Maybe I don't have to point this out, but we emphatically do NOT want the 7 Robert Hall monster houses to the north near Hillrose used as "precedents" for further development on our street. Enough damage has been done to our neighborhood already.

Thank you,

Roberta Actor-Thomas

>

>

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> --- End Attached Message---

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The most personalized portal on the Web!



MAJOR LAND USE PERMIT APPLICATION  
Los Angeles City Planning Department

Planning Staff Use Only

ENV No: <u>2006 1809 EAF</u>	Existing Zone <u>R1-1</u>	District Map <u>N/A</u>
APC North Valley Commission	Community Plan <u>Sunland-Tujunga-Lake View Terrace</u>	Council District <u>02</u>
Census Tract <u>1011.10</u>	APN <u>2566-015-058</u>	Staff Approval *
		Date <u>3-10-06</u>

\* Approval for Filing by Community Planning Staff, When Applicable

CASE No. ND 2006 1808 PMLA

APPLICATION TYPE Preliminary Parcel Map for 2 lots and Zone Variance for reduced mid-point and lot area  
(zone change, variance, conditional use, trac/parcei map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 10525 N Las Lunitas Avenue, Tujunga Zip Code 91042  
 Legal Description: Lot Por 139 Arb 4 Block None Tract Zachau Tr MB 47-11/12  
 Lot Dimensions 132x80 Lot Area (sq. ft.) 10,560 s.f. Total Project Size (sq. ft.) 10,560 s.f.

2. PROJECT DESCRIPTION

Describe what is to be done: Subdivide the lot into 2 parcels with reduced mid-point width of 40' and area, after street dedication of approximately 4,850 s.f. per lot.

Present Use: 1 s.f.d. Proposed Use: 2 s.f.d.'s

Plan Check No. (if available) None Date Filed: N/A

- Check-all that apply:
- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Alterations            | <input checked="" type="checkbox"/> Demolition                     |
| <input type="checkbox"/> Commercial                  | <input type="checkbox"/> Industrial    | <input checked="" type="checkbox"/> Residential |  |
| Additions to the building:                           | <input type="checkbox"/> Rear          | <input type="checkbox"/> Front                  | <input type="checkbox"/> Height <input type="checkbox"/> Side Yard |

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: none Code Section which authorizes relief: 17.50 B  
A preliminary parcel map for 2 lots in the R1-1 zone

Code Section from which relief is requested: 12.08 C 4 Code Section which authorizes relief: 12.28 B  
A Zoning Administrator Adjustment to allow a reduced lot width of 40' in lieu of the 50 required in the R1-1 zone and for reduced lot areas of 4,880 s.f. and 4,860 s.f. Lot area reduction is net after street dedications.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:

**SIGNATURES** of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

**4. OWNER/APPLICANT INFORMATION**

Applicant's Name Vijay Chum Company \_\_\_\_\_  
 Address: 10525 N Las Lunas Ave, Telephone: (818) 293-1061 Fax: ( ) \_\_\_\_\_  
Tujunga <sup>Unitas</sup> Zip: 91042 E-mail: none

Property Owner's Name (if different than applicant) Same  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact Person for project Information Robert B Lamishaw c/o JPL Zoning Services, Inc.  
 Address: 6263 Van Nuys Blvd. Telephone: (818) 781-0016 Fax: (818) 781-0929  
Van Nuys, CA Zip: 91401 E-mail: lamishaw@jplzoning.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: X *Vijay Chum*

Subscribed and sworn before me this (date): 2-14-05

Print: VIJAY CHUM

In the County of LOS ANGELES State of California

Date: 02.14.06.

Notary Public *Maria Falasca*



**7. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information maybe required. Consult the appropriate "Special Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date <u>3-10-06</u>
Receipt No.	Deemed Complete by	Date

**ZONE VARIANCE – REDUCED LOT WIDTH AND AREA  
10525 N. LAS LUNITAS AVE**

**1. The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The applicant has filed this variance request to facilitate a Parcel Map application to create two new lots from the subject 10,560 square foot R1 zoned lot. The two new lots will measure 4,880 square feet and 4,860 square feet respectively in lieu of the required 5,000 square feet. Both new lots will be 40-feet in width in lieu of the required 50-feet. The variance will grant the slight 2.3% and 2.8% reductions in required lot area and the 20% reduction in lot widths for both of the new lots. The hardship is that the requested reduction in lot area is due to anticipated street dedications and the lot width is consistent with other lots in the area. The instant requests are needed to create the two new lots and the actual nature of the deviations in percentage figures is minor and a denial would serve no public benefit and would be inconsistent with past approvals so it would be unfair to deny this request without a real justification.

**2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally apply to other property in the same zone and vicinity.**

The special circumstance for this subject site is the overall lot size. The subject site measures 132 feet by 80 feet in size. The lot is 10,560 square feet in area and the standard lot size for a typical R1 zoned parcel is 5,000 square feet. The lot size would allow two 5,000 square foot lots to be legally created if not for the need to have a 5 to possibly 10-foot street dedication at the front of the site on Las Lunitas Ave. Las Lunitas Ave is a local collector street which should be 60-feet in width. It is currently 40-feet in width and the applicant may have to dedicate up to 820 square feet of total frontage and this will reduce the net lot size for both of the two new lots to slightly less than the required 5,000 required lot size. It is very unusual to have R1 zoned lots that are almost twice the minimum lot size and the two proposed lots are consistent with the minimum 5,000 lot size until the required street dedication reduces the lot size by a tiny 2%. This is the difference between this lot and other standard developed R1 lots.

Retaining the 80-foot existing single lot width is excessive given the 10,560 gross lot area of the R-1 site and the obvious potential for a two lot Parcel Map. Granting the reduction in lot width is justified by the unusual existing lot width and the two new 40-foot wide lots will be similar in width to the numerous other lots throughout the City which are similar in width. This request will also be the same as the 20 similar 40-foot wide lots just to the north of the subject site (see attached radius map).

**ZONE VARIANCE – REDUCED LOT WIDTH AND AREA  
10525 N. LAS LUNITAS AVE**

**3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The City has previously approved numerous similar variance requests for minor reductions in lot area and width comparable to the applicant's request. The Parcel Map section of the City Planning Department has routinely granted even larger reductions in lot area than the 2.3% and 2.8% requested with these two new lots. Without the street dedications, this request for reduced lot area would not even be required because there would be a by-right 5,000 lot size for each. The Planning Department has also commonly allowed reduced lot widths for new parcels when the original lot was not quite large enough to permit the standard 50-foot width. The closest example is just two lots to the north where there are a total of 20 lots fronting on Las Lunitas Ave and Redmont Ave to the west which are only 40-feet in width. Given this clear precedent already established by the City, it would be unfair and inconsistent to deny this request for a similar lot width. This existing lot is not exactly twice the width of a standard size R-1 lot and the purpose of a variance is to allow for a reasonable deviation from the 'standard' rules based on special circumstances consistent with similar past approvals.

This applicant is entitled to the same approval that the City has so commonly granted in similar reduced lot size and lot width situations. There is nothing unusual about the size request that is any different from the past City approvals for similar lots or that is out of scale with the local neighborhood.

**4. The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The subject site with a Parcel Map approval for two lots will not cause any adverse impacts for the community. The 2% reduction in lot area will not even be noticeable by any neighbor because the lot area differences are 140 square feet and 120 square feet respectively less than the standard required lot area of 5,000 square feet. The reduced lot width of 40 feet will impact each of the two new lots not the neighbors on either side. Prospective buyers will know about the reduced lot size before they consider buying either one of the two new lots. The two new lots will observe the required 4-foot side yard setbacks to meet Code requirements. There will be adequate driveway access to the two new lots as required by the City and no other adjacent property should experience any negative impact from the one-foot reduction in side yard width, which is the only obvious impact on adjacent neighbors. Securing the future street width increase on Las Lunitas Ave is a reasonable trade-off for the slightly reduced total net lot areas this variance requests.

**ZONE VARIANCE – REDUCED LOT WIDTH AND AREA  
10525 N. LAS LUNITAS AVE**

**5. The granting of the variance will not adversely affect any element of the General Plan**

The basic goal of the Sunland-Tujunga Community Plan is to ensure that all new residential development is compatible with the adjacent properties. This request will create a new rear property line which is consistent with the northern 20 lots that start two lots north of this subject site. These same 20 lots are also only 40-feet in width so this request is consistent with the prevailing nearby lot width on Las Lunitas Ave. The same rear property line that the Parcel Map will create for this site is also consistent with the existing property line for the four lots to the south. The intended use for this requested two lot Parcel Map, with area and yard reduction, will permit two new single family homes. The new dwellings will be compatible with the present single family homes all along Las Lunitas Ave to the north and south. The requested variance grant will allow the subject site to remain consistent with the development of the surrounding homes in the immediate community and is therefore compatible with the adopted Sunland-Tujunga Community Plan.

CONSENT TO EXTENSION OF TIME

DATE \_\_\_\_\_

PRELIMINARY PARCEL MAP NO. \_\_\_\_\_

In accordance with Section 17.53-F of the Los Angeles Municipal Code, it is mutually agreed that the 30-day time limit for the action of the Advisory Agency on the preliminary parcel map noted above be waived until all reports from the appropriate City departments have been received. This waiver does not affect the applicant's rights under the permit streamlining act which requires timely action on this application and cannot be waived.



\_\_\_\_\_  
Applicant or His Representative

\_\_\_\_\_  
Advisory Agency Representative

CP-1804

A:\CP1804.FRM  
August 1, 1996  
cp-form disk

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
CITY PLANNING COMMISSION  
JANE ELLISON USHER  
PRESIDENT  
ANDRES F. IRLANDO  
VICE-PRESIDENT  
DIEGO CARDOSO  
REGINA M. FREER  
ROBIN R. HUGHES  
SABRINA KAY  
FR. SPENCER T. KEZIOS  
WILLIAM ROSCHEN  
MICHAEL K. WOOD  
GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1309

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES  
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ROBERT H. SUTTON  
DEPUTY DIRECTOR  
(213) 978-1274  
FAX: (213) 978-1275  
INFORMATION  
(213) 978-1270  
www.lacity.org/PLN

FILING NOTIFICATION AND DISTRIBUTION

AA - 2006 - 1808 - PMLA

MAY 01 2006

Parcel Map LA No. \_\_\_\_\_  
Property Address 10525 N. Las Lunitas (Date) \_\_\_\_\_  
CPC No. \_\_\_\_\_

- () COUNCIL DISTRICT NO. 2 Hillside ( ) yes ( ) no  
() Bureau of Engineering, 2nd Floor ( ) Concurrent Zone Change  
201 North Figueroa Street ( ) MODIFICATION REQUEST  
(8) 21 days: hillside - 35 days Thomas Guide: \_\_\_\_\_  
() Dept. of Building and Safety - Grading D.M. 207 BL97  
3rd Floor, 201 North Figueroa Street Plan Area: Sunland-Tujung  
(2) 21 days: Hillside - 35 days  
() Dept. of Building & Safety - Zoning, 4th Floor, 201 North Figueroa Street  
(1) 10 days  
() Dept. of City Planning - GIS, 3rd Floor, 201 North Figueroa Street  
() Dept. of Water and Power - Power Section, Room 804, 111 North Hope Street  
(3) 10 days  
( ) Dept. of Water and Power - Water System, Room 1432, 111 North Hope Street  
(1) 10 days (Private Street Only)  
() Department of Transportation, CWPC Section, Room 600, 221 North Figueroa Street  
(3) 10 days  
() Dept. of Fire, Engineering and Hydrant Unit, 15th Floor, 221 North Figueroa Street  
(1) 7 days  
() Bureau of Street Lighting - Eighth Floor, 600 South Spring Street  
(1) 10 days  
() Department of Telecommunications - Room 300, City Hall East  
(1) 10 days  
() Street Tree Design - 600 South Spring Street, 10th Floor  
(1) 10 days  
() Department of Recreation and Parks - Room 820, 205 North Broadway  
(1) 10 days  
( ) Community Planning Bureau, Room 667, 6th Floor, 200 North Spring Street  
(1) 10 days  
() Branch Office Valley  
() County Health Department  
(1) 10 days

Pursuant to Sections 17.00 through 17.60 of the Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Deputy Advisory Agency requests that you submit a report within the time limits noted above so that your recommendations may be included in the final determination.

Gail Goldberg  
Director of Planning

LYNN HARPER  
City Planner

Enclosure - Map  
CP-1805 (11/03)

THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR  
ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT

CASE NO. - 2006 - 1808 - PMLA

DATE: MAY 01 2006

NOT A PART

BEING A DIVISION OF A PORTION OF  
LOT 138, ZACHAU TRACT, M.B. 47-11112

AA - 2006 - 1808 - PMLA

PRELIMINARY PARCEL MAP NO.:

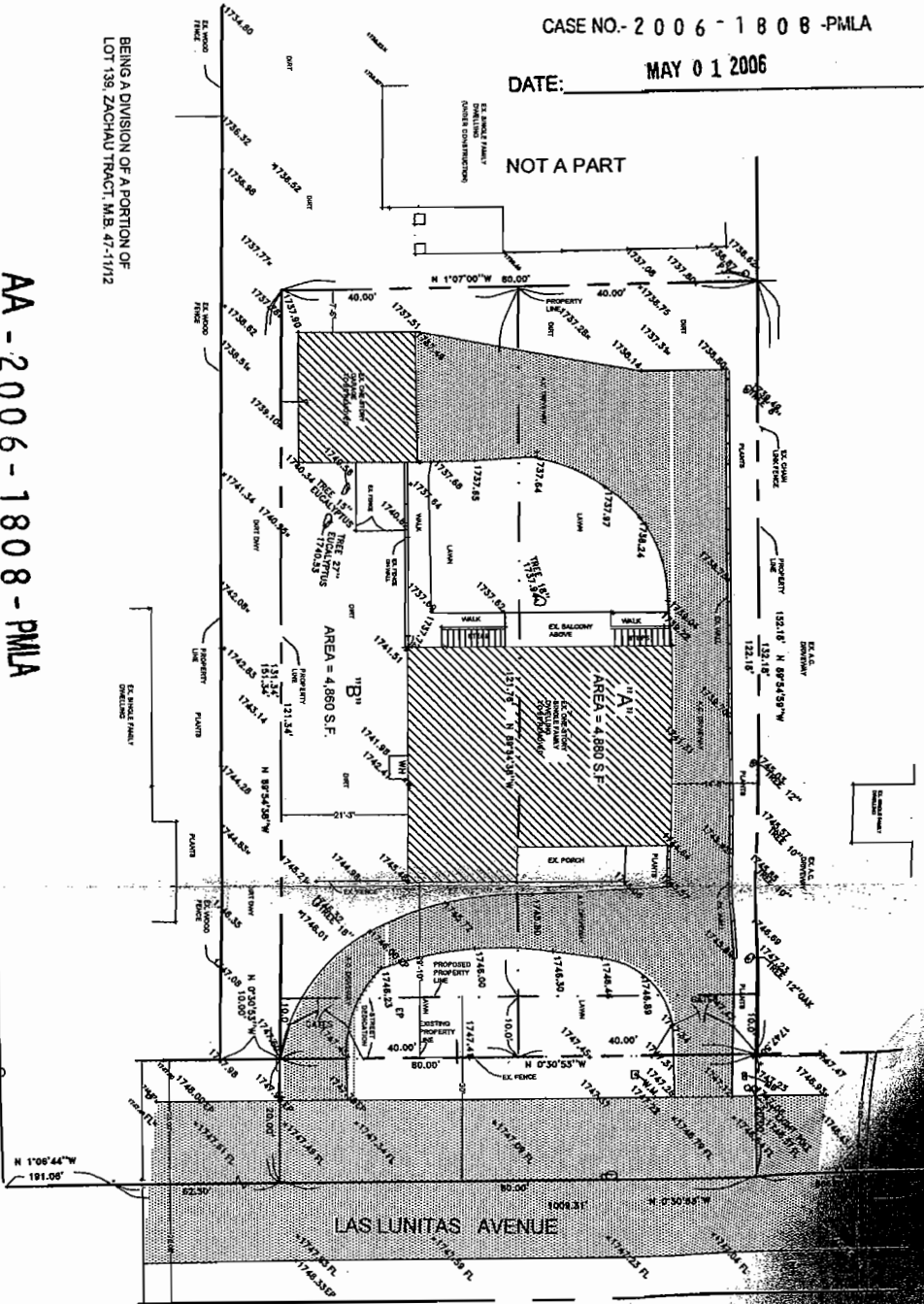


JPL Zoning Services  
6263 Van Nuys Blvd.  
Van Nuys, CA 91401  
(818) 781-0016

SUMMITROSE STREET

LAS LUNITAS AVENUE

HILLROSE STREET

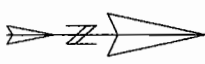


NOTES

1. APN/Parcel/Developer: 138-014-038 / JPL Zoning Services, Inc.
2. APN/Parcel/Developer: 138-014-038 / JPL Zoning Services, Inc.
3. APN/Parcel/Developer: 138-014-038 / JPL Zoning Services, Inc.
4. APN/Parcel/Developer: 138-014-038 / JPL Zoning Services, Inc.
5. APN/Parcel/Developer: 138-014-038 / JPL Zoning Services, Inc.
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12. APN/Parcel/Developer: 138-014-038 / JPL Zoning Services, Inc.
13. APN/Parcel/Developer: 138-014-038 / JPL Zoning Services, Inc.
14. APN/Parcel/Developer: 138-014-038 / JPL Zoning Services, Inc.

Tentative Map PM is approved  
for filing only with Department of  
City Planning without geological and  
soil engineering reports. Such reports  
may be required prior to the approval of  
the map by the Department of Building and Safety

MB  
3/10/06  
Geologist, Building & Safety



SCALE: 1" = 20'  
DATE: 14 DECEMBER 2005



JPL-4859ppm



Office:

Downtown

Van Nuys



260794

Department of City Planning  
Los Angeles

Date 3.10.06

# City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant <u>Dijay Chum</u>			
Representative <u>Plt. Lami Shaw</u>			
Project Address <u>10225 N. Las Lemitas Ave.</u>			
Telephone Number <u>818.181.0016</u>			
Case Number and Description	Task	SubTask	Ordinance Fee
<del>2006-1808</del> <u>2006-1808</u> <u>PM LA</u>			\$ 710 —
<u>lot fee</u>			\$ 41 —
<u>EW 2006-1809</u> <u>EAF</u>			\$ 631 —
			\$
	<b>Sub Total Fees Paid</b>		\$ 1,451 —
OSS Surcharge - 2%			\$ 29.02
Development Surcharge - 6%			\$ 87.24
Operating Surcharge - 7%			\$ 101.78
Expediting Fee			\$
Bad Check Fee			\$
Miscellaneous/Photocopy			\$
			\$
	<b>TOTAL FEES PAID</b>		\$ 1,672.10

( ) Cash  
 Check # 540 & 541  
( ) Money Order # \_\_\_\_\_

Council District 3  
Plan Area Santitas Tg

Processed by hdalm  
Print & sign



## PROCEDURES FOR PREPARATION OF PERJURY STATEMENT

The following statement must be signed and attached to the list of ownerships and list of occupants for all cases:

I certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from records of the Office of the City Engineer, City Clerk and/or Department of City Planning of the City of Los Angeles and, where appropriate, the State Division of Highways.

I further certify that to the best of my knowledge and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Clerk's records as of the following date: 02-28-05. In certain circumstances, such as in annexation proceedings, where there may be no City Clerk's records, the records of the County Assessor's Office may be accepted.

Sheila Gershon  
(signature)

Sheila Gershon  
(printed name)

I certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date: 02-28-05.

Sheila Gershon  
(signature)

Sheila Gershon  
(printed name)

In certain instances, I was unable to notify all occupants; the following indicates which occupants I was not able to notify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to notify *	Attempts made to notify **	Additional information

- \* (1) Secured building  
(2) Gated yard  
(3) Refused access  
(4) Other: specify

- \*\* (1) Returned to building on 3 separate occasions  
(2) Efforts to contact owner or manager without success  
(3) Contact the owner or manager who refused to provide info.  
(4) Other: specify

The Department will not accept the application, maps and ownership list which bear a date of more than 90 days prior to the date the application is accepted for the environmental process. The applicant may be required to update the radius map and ownership list prior to filing the application for action by the decision maker.



**City of Los Angeles  
Department of City Planning**

03/01/2006

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

10525 N LAS LUNITAS AVE

**ZIP CODES**

91042

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2004-7771-ICO  
ORD-176908

**Address/Legal Information**

PIN Number:	207B197 1346
Area (Calculated):	10,544.4 (sq ft)
Thomas Brothers Grid:	PAGE 504 - GRID A3
Assessor Parcel Number:	2566015058
Tract:	ZACHAU TRACT
Map Reference:	M B 47-11/12
Block:	None
Lot:	PT 139
Arb (Lot Cut Reference):	4

**Jurisdictional Information**

Community Plan Area:	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon North Valley
Area Planning Commission:	Sunland - Tujunga
Neighborhood Council:	CD 2 - Wendy Greuel
Council District:	1011.10
Census Tract #:	Van Nuys
LADBS District Office:	View
Building Permit Info:	

**Planning and Zoning Information**

Special Notes:	None
Zoning:	R1-1
Zoning Information (ZI):	ZI-2347 Sunland ZI-1802 Hillside Grading Ordinance Exemption Area Low Residential
General Plan Land Use:	None
Specific Plan Area:	None
Design Review Board:	No
Historic Preservation Overlay Zone:	None
Historical Cultural Monument:	None
Mills Act Contract Number:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Not Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No

**Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	YES
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No

Distance to Nearest Fault:  
Landslide:  
Liquefaction:

Within Fault Zone  
No  
No

**Economic Development Areas**

Business Improvement District:  
Federal Empowerment Zone:  
Renewal Community:  
Revitalization Zone:  
State Enterprise Zone:  
Targeted Neighborhood Initiative:

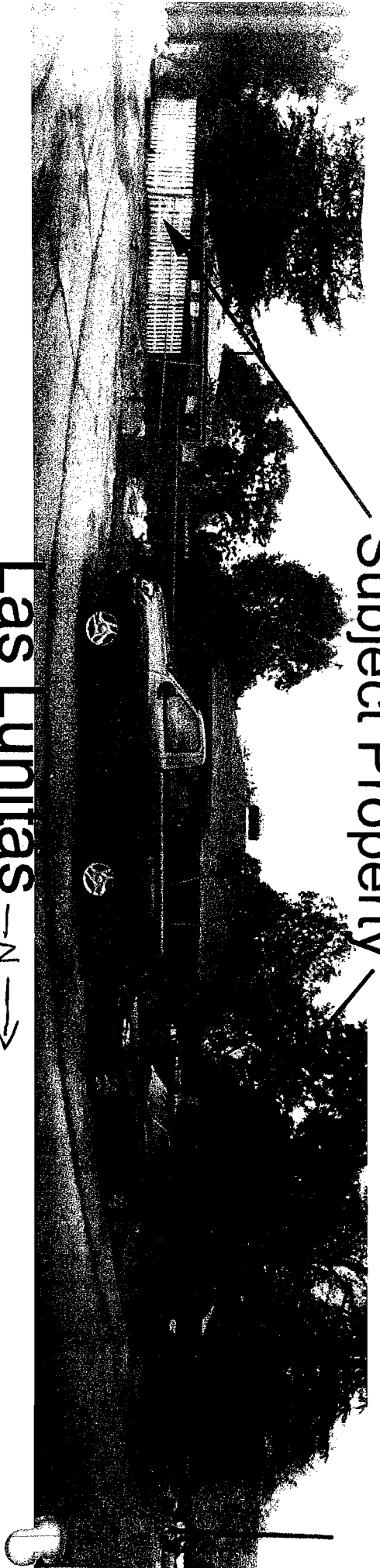
None  
None  
No  
None  
None  
None

**Assessor Information**

Assessor Parcel Number:  
Parcel Area (Approximate):  
Use Code:  
Building Class:  
Assessed Land Val.:  
Assessed Improvement Val.:  
Year Built:  
Last Owner Change:  
Last Sale Amount:  
Number of Units:  
Number of Bedrooms:  
Number of Bathrooms:  
Building Square Footage:  
Tax Rate Area:  
Deed Reference No.:

2566015058  
10,541.5 (sq ft)  
0100 - Single Residence  
D6A  
\$447,372  
\$83,232  
1948  
04/01/04  
\$510,005  
1  
2  
2  
1,682.0 (sq ft)  
13  
1467150





Subject Property

Las Lunitas —N—>



SOUTH E

—N—>



NORTH E



March 08, 2006

**Document Report****Documents****Document Number(s)**

1947 95331

**Record Description****Record ID:** 7469127**Doc Type:** BUILDING PERMIT**Sub Type:** BLDG-NEW**Doc Date:** 06/23/1947**Status:** None**Doc Version:** None**AKA Address:** None**Project Name:** None**Disaster ID:** None**Subject:** None**Product Name:** None**Manufacturer's Name:** None**Expired Date:** None**Receipt Number:** None**Case Number:** None**Scan Number:** None**Dwelling Units:** None**Comments:** This document shows the following information: Type Const 1 = 5;  
Stories = 1; Units Total = 1.**Property Address(es)**

10525 N LAS LUNITAS AVE

**Legal Description(s)****Tract:****Block: Lot: Arb:****Modifier: Map Reference:****PIN(s)**

207B197 1344

**Assessor Number(s)**

2566-015-059

**Film RBF**

Type: HIST P1406; 001; 1323

OD MP47 11 ZACHAU  
BLK ' ' LOT 139 ARB UNIT  
DM 207B197 GRID  
S 80 FT OF N 210 FT, EXC W 50 FT;

LOT-CUT 07 846 REF #1006  
ASSR# 2566 015 058 CD 02 AREA

01 COMMENT  
LINES

OWNER RECORD DISPLAY

ACQ-DATE 0401\*4 # 771162  
CHUM, VICKAS ET AL

008 DEEDS 00 2NDRY OWNERS

PUB-PROP-CODE

10525 LAS LUNITAS AVE  
TUJUNGA CA 91042

ADDRESS AS OF 0401\*4 SOURCE D

SITUS ADDRESS: 10525

LAS LUNITAS AVE

TUJUNGA CA

91042

CHUM, VIJAY L.  
CHUM, VICKAS

02 MULT-  
OWNERS



OD MP47 11 ZACHAU  
BLK ' LOT 139 ARB UNIT LOT-CUT C 249 REF #1120  
DM 207B197 GRID ASSR# 2566 015 059 CD 02 AREA  
W 50 FT OF S 80 FT OF N 210 FT AND S 10 FT OF N 220 FT; 01 COMMENT  
LINES

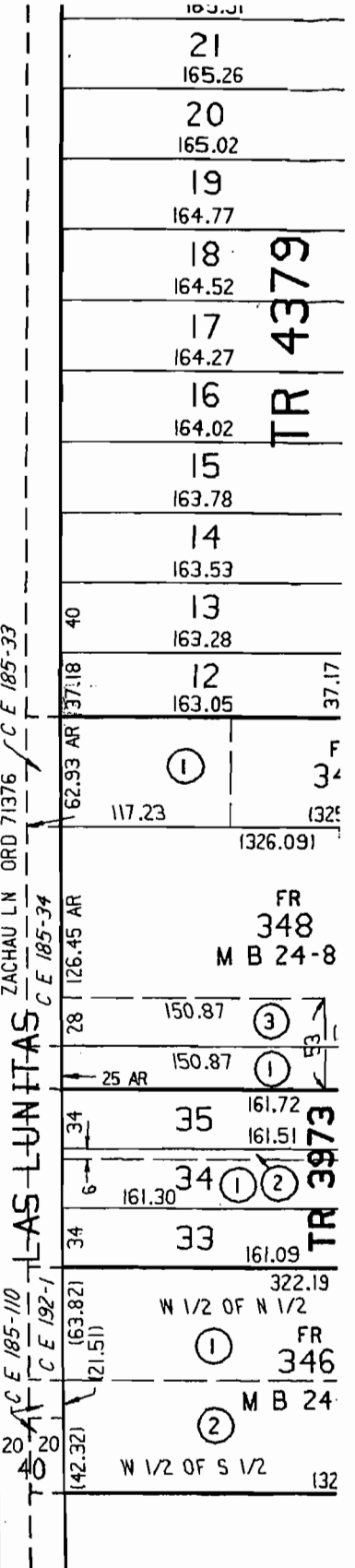
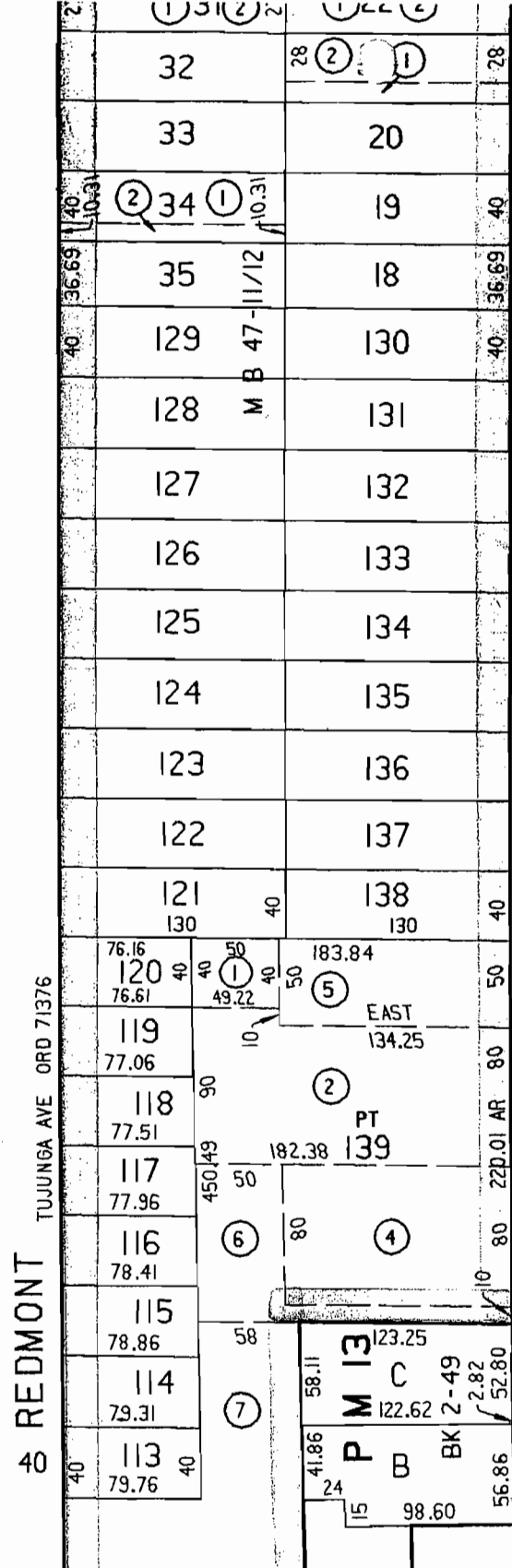
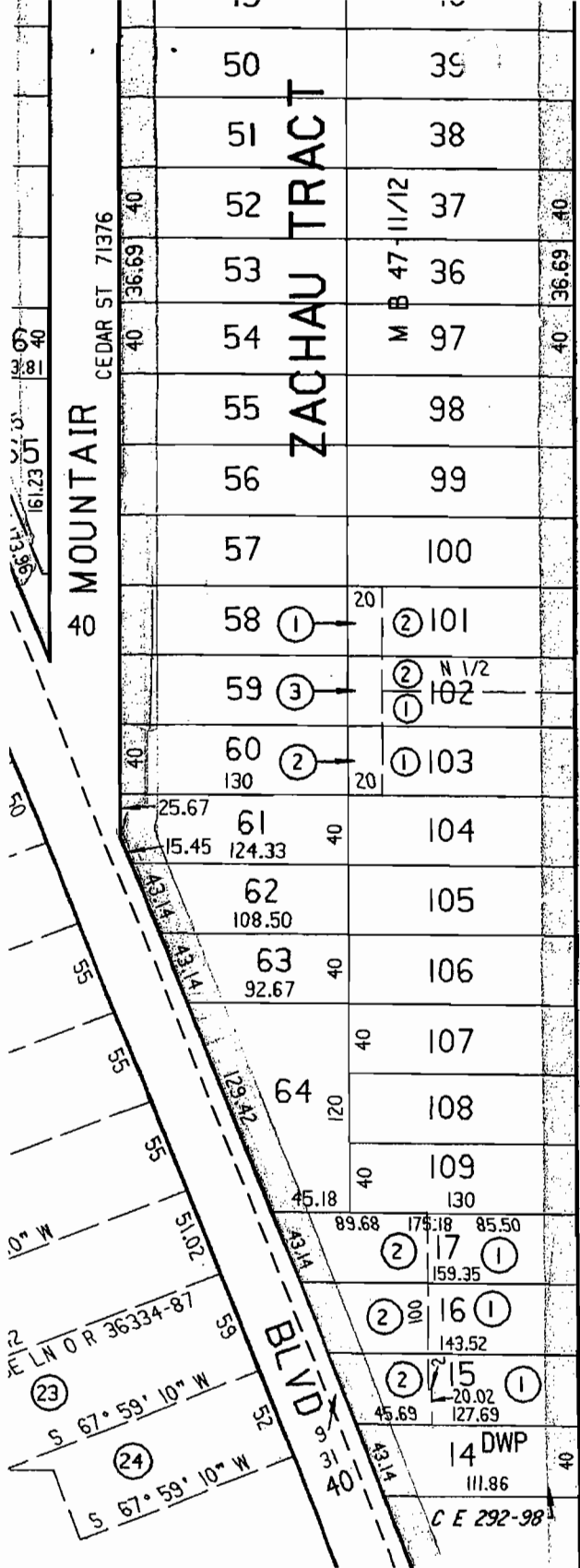
OWNER RECORD DISPLAY

ACQ-DATE 0312\*4 # 603039 008 DEEDS 00 2NDRY OWNERS  
CHUM, VICKAS ET AL PUB-PROP-CODE

10525 LAS LUNITAS AVE  
TUJUNGA CA 91042 ADDRESS AS OF 0312\*4 SOURCE D

SITUS ADDRESS:

CHUM, VIJAY L. 02 MULT-  
CHUM, VICKAS OWNERS



204 B 197

207 B 197



This page is part of your document - DO NOT DISCARD

04 0771162

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
04/01/04 AT 08:00am

FOR  
Government

TITLE(S) :

DEED

LEAD SHEET  
Use

FEE

FEE \$30	C
A.F.N.F. 94	2

D.T.T

Only

NOTIFICATION SENT-\$4

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2566-015-058

THIS FORM NOT TO BE DUPLICATED



4/1/04

Order No 19316956 - A

3

**EXHIBIT "ONE"**

The Southerly 80 feet of the Northerly 210 feet of Lot 139 if the Zachau Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 47, Pages 11 and 12 of Maps, in the office of the County Recorder of said county

Except the Westerly 50 feet thereof

Assessor's Parcel No 2566-015-058

**FOR  
GOVERNMENT  
USE  
ONLY**

04 0771162

# BTC

201 N. LOS ANGELES ST., STE. 13A  
LOS ANGELES, CA 90012  
TEL: (213)617-9600, FAX: (213)617-9643

14540 SYLVAN ST., STE. A  
VAN NUYS, CA 91411  
TEL: (818) 779-8866, FAX: (818)-779-8870

Case No. BTC Invoice No. V06-298  
Reference No. Date : 03/08/06  
Site Address 10525 LAS LUNITAS AVE  
Received From JPL / 4859

**MATERIALS RECEIVED FROM APPLICANT/MAP MAKER:**

Approved Radius Map/Plot Plan  
Ownership/Occupant Lists  
Certification  
Labels -owner/app/rep marked  
Copy of Transparency

**PAYMENT RECEIVED FROM APPLICANT/MAP MAKER:**

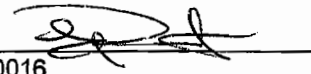
Preparation of Labels & Mailing - Number	X \$ 1.45 =	\$0.00
Mailing Only - Number	175 X \$ 1.10 =	\$192.50
Appeals - Number	X \$ 1.25 =	\$0.00
Posting of Site - Number of signs	X \$60.00 =	\$0.00
City/Adm'l N.C. and Council Notification		\$10.00
<b>TOTAL DUE :</b>		<b>\$202.50</b>

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE".

Note - If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment, or BTC will be forced to produce labels and charge applicant/map maker.

(\_\_\_\_) initial)

Note: The City of LA usually generates a determination letter comprising of one(1) to five(5) pages--which requires a 37 cents postage. If your project requires a determination letter that exceeds five pages, BTC will bill you for the excess postage and material costs and the bill will be paid upon presentation.(\_\_\_\_) initial)

Signature   
Telephone 818-781-0016  
Print Name  
Title REPRESENTATIVE

Cancellations and changes are subject to a 10% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$50.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. Refunds and credits: one year from the original filing date

\*\*\*If case goes to appeal, processing & mailing costs of \$1.25/label will be paid. (\_\_\_\_) initial)

**PAID**  
1445



**JPL Zoning Services, Inc.**

6263 Van Nuys Blvd., Van Nuys, CA 91401 (818)-781-0016

**COPY**

**OF**

**OWNER**

**LABELS**

JPL # 4859

CASE NO. \_\_\_\_\_

1	VIJAY L. CHUM 10415 PINYON AVE TUJUNGA CA	91042	2	BARRY & ESTER HACKEN 10519 LAS LUNITAS AVE TUJUNGA CA	91042	3	GEMENIANO B. & MARIA V. C. ARROYO 10513 LAS LUNITAS AVE TUJUNGA CA	91042
4	CHESTER E. MICHALSKI 7303 SUMMITROSE ST TUJUNGA CA	91042	5	JUDITH A. PARKINSON 10792 WHEATLAND AVE SUNLAND CA	91040	6	SUMMITROSE TRUST 7315 5340 SENFORD AVE LOS ANGELES CA	90056
7	MARY A. HALL 10502 REDMONT AVE TUJUNGA CA	91042	8	MAULE FAMILY TRUST 10508 REDMONT AVE TUJUNGA CA	91042	9	RICHARD A. & HENEDINA M. BARTON 10514 REDMONT AVE TUJUNGA CA	91042
10	MARCO A. & ADRIANA Q. BARRON 10516 REDMONT AVE TUJUNGA CA	91042	11	ADRIAN AGUILAR 10582 REDMONT AVE TUJUNGA CA	91042	12	PATRICK KIRKER 10532 REDMONT AV TUJUNGA CA	91042
13	CAROLE A. CAMARA 10536 REDMONT AVE TUJUNGA CA	91042	14	ALBERTO & LORENA QUEZADA 10119 COMMERCE AVE APT 9 TUJUNGA CA	91042	15	SCOTT AKERLEY 1655 LAS FLORES DR GLENDALE CA	91207
16	HERAND SHILVARJO 10548 REDMONT AVE TUJUNGA CA	91042	17	RENWICK WILLIAM S & TRUST 10552 REDMONT AVE TUJUNGA CA	91042	18	EVERARDO & VERA A. SILVA 10560 REDMONT AV TUJUNGA CA	91042
19	HELENA ISSAIAN 10564 REDMONT AVE TUJUNGA CA	91042	20	ROGER G. & ROSILYN A. ZUCH 10604 REDMONT AVE TUJUNGA CA	91042	21	NINEL TOVMASYAN 10614 REDMONT AVE TUJUNGA CA	91042
22	ROBERT & CHRISTINE L. BABAKHANI 10616 REDMONT AVE TUJUNGA CA	91042	23	TERI D. VASQUEZ 10615 REDMONT AVE TUJUNGA CA	91042	24	JAMES E. BROWN 10611 REDMONT AVE TUJUNGA CA	91042
25	RONALD RUTHERFORD 10605 REDMONT AVE TUJUNGA CA	91042	26	JOSEPH D. NUTT 2404 FAIRWAY AVE MONTROSE CA	91020	27	ZORIK MANOOKIAN 10565 REDMONT AVE TUJUNGA CA	91042



28  
LUSIK BAGRAMYAN  
10557 REDMONT AVE  
TUJUNGA CA 91042

29  
PATRICIO E. & ESTELA B. ALFARO  
10553 REDMONT AVE  
TUJUNGA CA 91042

30  
SUSAN D. LUPTON  
10549 REDMONT AVE  
TUJUNGA CA 91042

31  
PATRICK KIRKER  
10545 REDMONT AV  
TUJUNGA CA 91042

32  
JOSE L. ZEPEDA  
10541 REDMONT AVE  
TUJUNGA CA 91042

33  
PAPKE GENEVIEVE P TRUST  
7014 SHADYGROVE ST  
TUJUNGA CA 91042

34  
NORIYOSHI MATSUHIRA  
10531 REDMONT AVE  
TUJUNGA CA 91042

35  
DWAYNE D. BENISH  
10521 REDMONT AVE  
TUJUNGA CA 91042

36  
L A CITY  
REAL EST BUS GROUP - JUNE  
PO BOX 51111  
LOS ANGELES CA 90051

37  
MICHAEL & CHERYL DE LEON  
10522 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

38  
SHOEL T. & SAKINA S. BASRAI  
4005 FOOTHILL BLVD  
LA CRESCENTA CA 91214

39  
WAYNE E. FISHER  
10540 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

40  
ADRIAN & JANESSA M. GENDRON  
10546 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

41  
DANIEL KNAPP  
RICHARD KNAPP  
10554 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

42  
RICHARD A. WEST  
10600 MOUNTAIR AVE  
TUJUNGA CA 91042

43  
DAN R. & LYNDA J. SCOTT  
10602 MOUNTAIR AVE  
TUJUNGA CA 91042

44  
LEE YONG K & JUNG S TRUST  
10606 MOUNTAIR AVE  
TUJUNGA CA 91042

45  
O NEIL JACK N & SHIRLEY A & FAMILY T  
10616 MOUNTAIR AVE  
TUJUNGA CA 91042

46  
ARLEN L. KARAJELIAN  
10561 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

47  
LOUIS PENA  
10555 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

48  
HERMINEH ASHOGHIAN  
10551 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

49  
JANIS MCFERRIN  
PO BOX 41937  
LOS ANGELES CA 90041

50  
JANIS MC FERRIN  
10539 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

51  
BURMAN FAMILY TRUST  
10535 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

52  
RUDOLPH V. VALLE  
18705 NATHAN HILL DR  
SANTA CLARITA CA 91351

53  
ROOS IRMGARD VON  
7415 SUMMITROSE ST  
TUJUNGA CA 91042

54  
SWEE K. WOODARD  
7409 SUMMITROSE ST  
TUJUNGA CA 91042

55  
RICHARD A. FIERKE  
10525 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

56  
TERESITA B. BALAGTAS  
7401 SUMMITROSE ST  
TUJUNGA CA 91042

57  
NELSON RAMAYA  
10521 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

58  
MCALPINE MURRAY J & FAMILY TRUST  
10515 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

59  
JOSE O. SANDOVAL  
10507 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

60  
PAULINO & JUANA VAZQUEZ  
7402 SUMMITROSE ST  
TUJUNGA CA 91042

61  
ANIKA YOUSEFIAN  
10444 MOUNTAIR AVE  
TUJUNGA CA 91042

62  
JOSEPH L. & PATRICIA J. CORMIER  
10624 LAS LUNITAS AVE  
TUJUNGA CA 91042

63  
ROBERT & MICHELLA ELSENBACH  
10450 MOUNTAIR AVE  
TUJUNGA CA 91042

64  
DORIS & STEPHANIE COULTER  
PO BOX 13  
TUJUNGA CA 91043

65  
GRANT & MARY L. SUTHERLAND  
10455 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

66  
MARY S. HENDRICKS  
10449 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

67  
NEJDEH S. YAGHOUBIAN  
10440 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

68  
VAHAN VARTANIAN  
10444 TUJUNGA BL  
TUJUNGA CA 91042

69  
HURST EVANGELINE  
10450 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

70  
ROGELIO & ALMA C. CERDA  
10460 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

71  
ELIAS & OSANNA GEHA  
10464 TUJUNGA CANYON BLVD  
TUJUNGA CA 91042

72  
ROUBIK ABNOUSI  
7314 SUMMITROSE ST  
TUJUNGA CA 91042

73  
DENNIS T. & MARIA E. MILLER  
6339 HARMAN DR  
TUJUNGA CA 91042

74  
CHERYL L. PERKINS  
7304 SUMMITROSE ST  
TUJUNGA CA 91042

75  
PEGGY BRONSON  
10455 LAS LUNITAS AVE  
TUJUNGA CA 91042

76  
DAVID & EVE MURILLO  
10451 LAS LUNITAS AVE  
TUJUNGA CA 91042

77  
WILLIAM L. & ELENA F. HAMILTON  
7742 GROVE ST  
TUJUNGA CA 91042

78  
DAVID W. LEPISTO  
10443 LAS LUNITAS AVE  
TUJUNGA CA 91042

79  
COX DANIEL E TRUST & RENEE T TRUS  
11160 MOUNT GLEASON AVE  
TUJUNGA CA 91042

80  
CURT R. MOORE  
10448 LAS LUNITAS AVE  
TUJUNGA CA 91042

81  
YOUNG J. PARK  
10452 LAS LUNITAS AVE  
TUJUNGA CA 91042

82	RICHARD M. JACOBS 7276 SUMMITROSE ST TUJUNGA CA	91042	83	JOO H. KIM 7268 SUMMITROSE ST TUJUNGA CA	91042	84	HRACH ABRAHAMIAN 3341 STEVENS ST GLENDALE CA	91214
85	MILDRED ESCOBEDO 2539 SUNDOWN DR LOS ANGELES CA	90065	86	WOO C. MOON 10461 HILLHAVEN AVE TUJUNGA CA	91042	87	CHESNEY ROBERT L & NINA J & FAMILY 10455 HILLHAVEN AVE TUJUNGA CA	91042
88	RICHARD A. CARNES PO BOX 249 SUNLAND CA	91041	89	THOMAS J. BORLACE 7240 SUMMITROSE ST TUJUNGA CA	91042	90	IRAJ & LIDA TAVAKOLI 7233 SUMMITROSE ST TUJUNGA CA	91042
91	HALLDOR & HREFNA GUDMUNDSSON 10506 HILLHAVEN AVE TUJUNGA CA	91042	92	CECELIA E. ANDERSON 10514 HILLHAVEN AVE TUJUNGA CA	91042	93	BRUNNENKANT LUTZ R & TRUST 10520 HILLHAVEN AVE TUJUNGA CA	91042
94	VERA SEIDLER 10528 1/2 HILLHAVEN AVE TUJUNGA CA	91042	95	KLEIMAN 1995 TRUST 2834 S BENTLEY AVE LOS ANGELES CA	90064	96	DAVID N. KIMMER 16654 SOLEDAD CANYON RD CANYON CNTRY CA	91387
97	KAREN GALLOW 10554 HILLHAVEN AVE TUJUNGA CA	91042	98	ANGELA AGHAJANIAN 10588 HILLHAVEN AVE TUJUNGA CA	91042	99	ARIS OVSEPYAN 10562 HILLHAVEN AVE TUJUNGA CA	91042
100	DAVID G. ORSER 10611 HILLHAVEN AVE TUJUNGA CA	91042	101	ELEEN ABADJIAN 10567 HILLHAVEN AVE TUJUNGA CA	91042	102	KELLY M. JOINER 10563 HILLHAVEN AVE TUJUNGA CA	91042
103	SONDRA MORRILL 10559 HILLHAVEN AVE TUJUNGA CA	91042	104	JOHN FEHER 10555 HILLHAVEN AVE TUJUNGA CA	91042	105	FRANCIS T. & GAIL N. HUDDLESTON 10547 HILLHAVEN AVE TUJUNGA CA	91042
106	GRAHAM N. GARFORTH 10545 HILLHAVE AVE TUJUNGA CA	91402	107	ELMER & RINA ALVAREZ 10535 HILLHAVEN AVE TUJUNGA CA	91042	108	AIDA MNATSAKANIAN 10531 HILLHAVEN AVE TUJUNGA CA	91042

109  
ARUTYUNYAN SEROB TER  
10525 HILLHAVEN AVE  
TUJUNGA CA 91042

110  
JOE DE LURGIO  
10517 HILLHAVEN AVE  
TUJUNGA CA 91042

111  
EDWIN TSATURYAN  
10511 HILLHAVEN AVE  
TUJUNGA CA 91042

112  
LANTZ ENTS INC  
DAVID & PEARL LANT  
10051 CLYBOURN AVE  
SHADOW HILLS CA 91040

113  
MATHEW R. EMBREE  
7263 SUMMITROSE ST  
TUJUNGA CA 91042

114  
NEAL P. & LORI A. RAUB  
7267 SUMMITROSE ST  
TUJUNGA CA 91042

115  
EUGENE E. RAPPOSELLI  
10504 LAS LUNITAS AVE  
TUJUNGA CA 91042

116  
STELLA BABAKHANI  
10510 LAS LUNITAS AVE  
TUJUNGA CA 91042

117  
LIZ TOLON  
10518 LAS LUNITAS AVE  
TUJUNGA CA 91042

118  
DON & CLAIRE V. GORDON  
10524 LAS LUNITAS AVE  
TUJUNGA CA 91042

119  
ZHORZH KHACHATRYAN  
10530 LAS LUNITAS AVE  
TUJUNGA CA 91042

120  
ALONSO R. & MARIA ESPINOZA  
10534 LAS LUNITAS AVE  
TUJUNGA CA 91042

121  
ROSA M. GONZALEZ  
10538 LAS LUNITAS AVE  
TUJUNGA CA 91042

122  
PAUL & SYLVIA GOMEZ  
10554 LAS LUNITAS AVE  
TUJUNGA CA 91042

123  
EDWARD L. TRUEMAN  
10558 LAS LUNITAS AVE  
TUJUNGA CA 91042

124  
HARRY A. & SHIRL M. SMITH  
10564 LAS LUNITAS AVE  
TUJUNGA CA 91042

125  
MAXINE MAUNU  
10604 LAS LUNITAS AVE  
TUJUNGA CA 91042

126  
ARDVAZ & ELIZABETH K. & ARPI OUGH  
10612 LAS LUNITAS AVE  
TUJUNGA CA 91042

127  
DAVID L. & ANN H. FINNIN  
10620 LAS LUNITAS AVE  
TUJUNGA CA 91042

128  
CLIFF & SHANNON JOHNSON  
10619 LAS LUNITAS AVE  
TUJUNGA CA 91042

129  
HOWARD M. FRIEDMAN  
10615 LAS LUNITAS AVE  
TUJUNGA CA 91042

130  
RAYMOND & KAY FARKAS  
10607 LAS LUNITAS AVE  
TUJUNGA CA 91042

131  
MICHAEL A. & JACQUELINE R. LIPE  
10601 LAS LUNITAS AVE  
TUJUNGA CA 91042

132  
ELVIRA LOPEZ  
10563 LAS LUNITAS AVE  
TUJUNGA CA 91042

133  
LORRAINE T. SANDERS  
10559 LAS LUNITAS AVE  
TUJUNGA CA 91042

134  
RYAN & JOHANNA L. BRITO  
10549 LAS LUNITAS AVE  
TUJUNGA CA 91042

135  
JACEK & GRAZYNA WILCZEK  
10541 LAS LUNITAS AVE  
TUJUNGA CA 91042

136

ROBERT J. KAMINSKY  
10535 LAS LUNITAS AVE  
TUJUNGA CA 91042

999

JPL ZONING SERVICES #4859  
6263 VAN NUYS BLVD  
VAN NUYS CA 91401

999

VICKAS CHUM  
10525 N LAS LUNITAS AVE  
TUJUNGA CA 91042



**JPL Zoning Services, Inc.**

6263 Van Nuys Blv., Van Nuys, CA 91401 (818)-781-0016

**COPY**

**OF**

**OCCUPANTS**

**LABELS**

JPL # 4859

CASE NO. \_\_\_\_\_

1  
OCCUPANT  
10525 LAS LUNITAS AV  
TUJUNGA CA 91042

6  
OCCUPANT  
7315 SUMMITROSE ST  
TUJUNGA CA 91042

26  
OCCUPANT  
10601 REDMONT AV  
TUJUNGA CA 91042

49  
OCCUPANT  
10545 TUJUNGA CANYON BL  
TUJUNGA CA 91042

62  
OCCUPANT  
10451 TUJUNGA CANYON BLA  
TUJUNGA CA 91042

64  
OCCUPANT  
10461 TUJUNGA CANYON BL  
TUJUNGA CA 91042

77  
OCCUPANT  
10447 LAS LUNITAS AV  
TUJUNGA CA 91042

85  
OCCUPANT  
7260 SUMMITROSE ST  
TUJUNGA CA 91042

88  
OCCUPANT  
10536 HILLHAVEN AV  
TUJUNGA CA 91042

1  
OCCUPANT  
10521 LAS LUNITAS AV  
TUJUNGA CA 91042

14  
OCCUPANT  
10540 REDMONT AV  
TUJUNGA CA 91042

33  
OCCUPANT  
10535 REDMONT AV  
TUJUNGA CA 91042

52  
OCCUPANT  
10529 TUJUNGA CANYON BL  
TUJUNGA CA 91042

62  
OCCUPANT  
10451 TUJUNGA CANYON BLB  
TUJUNGA CA 91042

64  
OCCUPANT  
10460 MOUNTAIR AVE  
TUJUNGA CA 91042

79  
OCCUPANT  
10442 LAS LUNITAS AV  
TUJUNGA CA 91042

88  
OCCUPANT  
10449 HILLHAVEN AV  
TUJUNGA CA 91042

88  
OCCUPANT  
10536 1/2 HILLHAVEN AV  
TUJUNGA CA 91042

5  
OCCUPANT  
7311 SUMMITROSE ST  
TUJUNGA CA 91042

15  
OCCUPANT  
10544 REDMONT AV  
TUJUNGA CA 91042

38  
OCCUPANT  
10532 TUJUNGA CANYON BL  
TUJUNGA CA 91042

62  
OCCUPANT  
10448 MOUNTAIR AV  
TUJUNGA CA 91042

62  
OCCUPANT  
10451 TUJUNGA CANYON BLC  
TUJUNGA CA 91042

73  
OCCUPANT  
7310 SUMMITROSE ST  
TUJUNGA CA 91042

84  
OCCUPANT  
7266 SUMMITROSE ST  
TUJUNGA CA 91042

88  
OCCUPANT  
10534 HILLHAVEN AV  
TUJUNGA CA 91042

88  
OCCUPANT  
10536 1/4 HILLHAVEN AV  
TUJUNGA CA 91042

88  
OCCUPANT  
10538 HILLHAVEN AV  
TUJUNGA CA 91042

88  
OCCUPANT  
10538 1/2 HILLHAVEN AV  
TUJUNGA CA 91042

94  
OCCUPANT  
10528 HILLHAVEN AV  
TUJUNGA CA 91042

94  
OCCUPANT  
10528 1/2 HILLHAVEN AV  
TUJUNGA CA 91042

95  
OCCUPANT  
10540 HILLHAVEN AV  
TUJUNGA CA 91042

96  
OCCUPANT  
10544 HILLHAVEN AV  
TUJUNGA CA 91042

99  
OCCUPANT  
10604 HILLHAVEN AV  
TUJUNGA CA 91042

104  
OCCUPANT  
10557 HILLHAVEN AV  
TUJUNGA CA 91042

106  
OCCUPANT  
10546 LAS LUNITAS AV  
TUJUNGA CA 91042

112  
OCCUPANT  
10505 HILLHAVEN AV  
TUJUNGA CA 91042



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
Division of Land, 7th Floor  
200 North Spring Street, Los Angeles, CA 90012-4801  
(213) 978-1329

**INSTRUCTIONS FOR FILING PRELIMINARY PARCEL MAPS**

**I. PROCEDURES AND NOTES**

A. **PROCEDURES:**

1. **APPLICATION AND PARCEL MAP:** Fill out the attached Master Land Use Application and submit  35 parcel map copies (see below). Building and Safety - Grading Division, 201 N. Figueroa St., 3rd Floor, will stamp four copies and charge a \$338.00 fee. In hillside or seismic areas, four copies of a soils and geology report must accompany your application.
2. **RADIUS MAP:** Prepare a radius map (see page 2).
3. **OTHER MATERIALS:** 'Additional Requirements' and 'Related Information,' (see page 3).
4. **FEES, MATERIAL REVIEW, AND SUBMITTAL:** BEFORE FILING, TAKE THE APPLICATION TO 200 NORTH SPRING STREET, 7TH FLOOR AND HAVE THE MATERIALS REVIEWED FOR COMPLETENESS. Then file the application at the Planning Counter, 201 North Figueroa Street, 4th Floor, obtain a Parcel Map Case No. and a receipt for fees owed. Pay the fees at Cashier, 201 North Figueroa Street, 4th Floor, and return copies of receipts to the 4th Floor.
5. Notification of the public hearing date will be within 6 months.

B. **NOTES:**

1. **ON-SITE POSTING OF PUBLIC HEARING NOTICES:**

Go to the Planning Counter, 201 N. Figueroa St., 4th Floor, for blank posting signs, and a certificate of posting (see instructions on posting attached).

**Post the sign on-site 10 days before the scheduled public hearing.**

**Before the hearing date, return a Certificate of Posting and photographs showing on-site posting, to the Parcel Map Unit, 200 North Spring Street, 7th Floor.**

2. **FEES:** Refer to the last page for Planning Department fees.

Department of Building and Safety, Grading Division, requires \$338.00 for map review.

The Bureau of Engineering (201 North Figueroa St., Suite 200) requires fees for map review.

Approved parcel maps are usually conditioned for public improvements.

**II. PRELIMINARY PARCEL MAP REQUIREMENTS**

A. **35 copies** of an 8½" x 11" (larger only if needed) preliminary parcel map showing: (Refer to attached map)

1. **DATE, SCALE (1" = 100'), AND NORTH ARROW DIRECTED TO THE TOP OF THE MAP.**

**PARCEL MAP REQUIREMENTS**

2. **EXISTING STRUCTURES:** Show location, number of stories of existing buildings or structures (including swimming pool, driveways, parking spaces and access), and dimensions to proposed property lines, noting if buildings or structures are to remain, to be demolished, or to be converted to condominiums. (For condominiums note number of units, parking spaces and location.)
3. **LOT DIMENSIONS:** Dimension the boundaries and indicate net square footage and acreage of each parcel after dedications.
4. **TREES:** Note the location and description of all trees 12" or more in diameter, including common name, size and if trees are to be retained or removed. For Oak trees, state none exist or submit a certified Oak Tree Report.
5. **ZONING:** Designate zone(s) for the site.
6. **PARCEL DESIGNATIONS:** Use alpha symbols for each parcel. Show vacant parcels as "VACANT", and contiguous lots as "Not a Part".
7. **STREETS:** Identify closest intersecting public streets, location and width of all existing streets (public and private), alleys, driveways and easements abutting or traversing each parcel.
- If the map includes a private street, include a proposed street name on the application and the map.
8. **PERSONNEL:** State the name(s), address(es) and telephone number(s) of all property owner(s), person filing the map and registered civil engineer or licensed land surveyor, if any, who prepared the map. The preliminary parcel map need not be professionally prepared if it is legible and meets all requirements noted herein. However, the final parcel map must be prepared by a registered civil engineer or licensed land surveyor.
9. **LEGAL DESCRIPTION:** Boundaries of site must coincide with existing legal description per grant deed or other appropriate document. The legal description and map must be verified by the Cartography Unit, 201 North Figueroa Street, 4th Floor.
10. **ADDRESS:** Identify the site address.
- B. **RADIUS MAP: 17" x 22" ORIGINAL RADIUS MAP, plus 8 copies. If filing concurrent discretionary action cases, only one additional radius map per case is needed.**

1. **LEGEND:** Indicate parcel map case number; net acreage, date submitted; scale (1"=100') district map number; council district; census tract; planning area code number; Zoning Atlas book, page and grid number; and Thomas Bros. map page and grid numbers.
2. **RADIUS:** Include all properties, streets, and alleys within 500' of the site.
3. **ZONING:** Designate zoning for the site and for all properties shown.
4. **PERSONNEL:** Include the names, addresses (with zip code), and telephone numbers of the preparer and the property owner. — *on PM*
5. **8½ x 11 Radius Map:** Reproducible reduction of radius map. (2 copies)

**III. ADDITIONAL REQUIREMENTS**

**A. APPLICATION:** 1 original and 3 copies of master and supplemental application. (REFER TO ATTACHED INSTRUCTIONS FOR COMPLETING MASTER APPLICATION)

**B. PHOTOGRAPHS:** 1 set of mounted pictures on cardstock, labeled and referenced by number to a parcel map. Show the lot frontage and street improvements, views of all directions from the front, and views of the street and rear yard area from the site.

**C. BUILDING PERMITS:** 1 set of all permits and certificates of occupancy for all existing structures. Copies available at 201 North Figueroa Street, 1st Floor

**D. DEEDS AND LAND RECORDS INFORMATION:**

Obtain deeds, lot cut print-outs and Land Records Map from Room 730, 201 North Figueroa Street. If a deed describes the subject site in metes and bounds, obtain the deeds, print-outs and maps for adjacent properties.

**E. A DISTRICT MAP** from the Cartography Unit, 201 North Figueroa Street, 4th Floor.

**F. ENVIRONMENTAL CLEARANCE:** Type of environmental clearance is determined at time of filing. However, an Environmental Assessment Form (EAF) is necessary if a site:

1. has a 20% or more slope;
2. involves a commercial or industrial development;
3. requires other discretionary action;
4. is within a geologically hazardous area, or special study area (e.g. seismic, historical, coastal, or archaeological area);
5. is residentially zoned and within 1,000 feet of a freeway, railroad, or airport, OR,
6. is in an Interim Control Ordinance (ICO) area.

**G. MAILING LIST:** Provide property owners and occupants list within a 500-foot radius (including all residential, commercial, and industrial occupants), a certification statement, and a copy of the mailing vendor receipt. The mailing list and map must be updated, if 90 days elapse before the hearing date.

BTC Receipt No.: Job-298

Submit self-adhesive gummed labels of the lists and a statement certifying the labels to **BTC, Inc.**, the City's mailing vendor at:

14540 Sylvan Street, Suite A  
Van Nuys, CA 91411  
(818) 779-8866

or

201 North Los Angeles Street, #13A  
Los Angeles, CA 90012  
FAX (213) 617-9643

**WAIVER OF PUBLIC HEARING:** Per Code Section 17.50F of L.A.M.C., the Advisory Agency may waive the public hearing required for a preliminary parcel map if the applicant submits with the application the written approval of the owners of all properties abutting, across the street or alley from, and/or having a common corner with the parcel map. Submit one copy of the latest recorded deeds, lot cut information print out, and Land Records map (indexed with the names and addresses of property owners) for the abutting parcels, available in **Room 730, 201 N. Figueroa Street.**

1. reduced lot widths of 40' wider than original.  
2. reduced lot areas after st. ded.

The Advisory Agency reserves the right to REVOKE the waiver if subsequent investigation indicates a public hearing is necessary.

H. **RELATED CONCURRENT ACTIONS BY AA/AZA:** Per Code Section 17.53J of L.A.M.C., area, yard and height adjustments no more than 20% and reduction in the width of the required passageways pursuant to Section 12.21C2(b) to no less than five feet may be a part of the Parcel Map determination action. Request(s) under Code Section 17.53J must be filed at same time of the Parcel Map filing to be considered. Describe the request in the application.

**MAJOR CONCURRENT ACTIONS:** Other than permitted per Code Section 17.03A. Submit a copy of a separate application for other concurrent discretionary actions (e.g. zone change or variance). Please indicate Code Section.

- Zone Change: From \_\_\_\_\_ to \_\_\_\_\_ Zone.
- Variance: \_\_\_\_\_
- Other: \_\_\_\_\_

**IV. RELATED INFORMATION**

NA. **CONDOMINIUM CONVERSIONS:** Request condominium conversion information, Form CP-1802, from 200 North Spring Street, 7th Floor.

NA. B. **NEW CONDOMINIUMS:** Submit a set of complete plans with application.

C. **HILLSIDE AREAS:**

- NA  1. Show existing contours on the preliminary parcel map at intervals of not more than 5 feet.
- 2. Submit four copies of soils and geologic report to the Department of Building and Safety, Grading.
- 3. Check the Community Plan for slope density restrictions.

D. **HORSEKEEPING AREAS:**

NA Community Plan areas which provide for horsekeeping, through a plan designation, by zoning, and/or by an established "K" horsekeeping district (Brentwood-Pacific Palisades, Chatsworth-Porter Ranch, Granada Hills-Knollwood, Reseda-West Van Nuys, Sunland-Tujunga-Shadow Hills-East La Tuna Canyon, Sun Valley, Sylmar, Encino-Tarzana-Woodland Hills-Winnetka-Canoga Park), require the map to show:

- 1. **PLOT PLAN SHOWING:**
  - a. 11,000 sq. ft. minimum graded pad areas.
  - b. 2,000 sq. ft. minimum designated horsekeeping area within pad area.
  - c. 12' x 24' minimum corral area within designated horsekeeping area.
  - d. 12' x 12' minimum storage area within designated horsekeeping area.
  - e. Distances from horsekeeping areas and structures to nearest habitable rooms on the site, and to adjoining off-site dwellings, and other horsekeeping areas and structures.

- f. 10' wide vehicular access path on same side of lot as driveway from horsekeeping area to street.
- g. Horsetrails if required by the plan.
- h. 17,500 sq. ft. minimum lot size required by Zoning Code. 20,000 sq. ft. minimum lot size may be required due to topography, community plan policy, or other factors.

2. **GRADING PLAN SHOWING:** Pad areas, trails and access paths, and drainage pattern from horsekeeping area.

E. *NA* **COASTAL DEVELOPMENT PERMIT:** Obtain applications at Planning Counter, 201 North Figueroa Street, 4th Floor. All coastal projects are subject to review for low- and moderate-income housing (Mello Act).

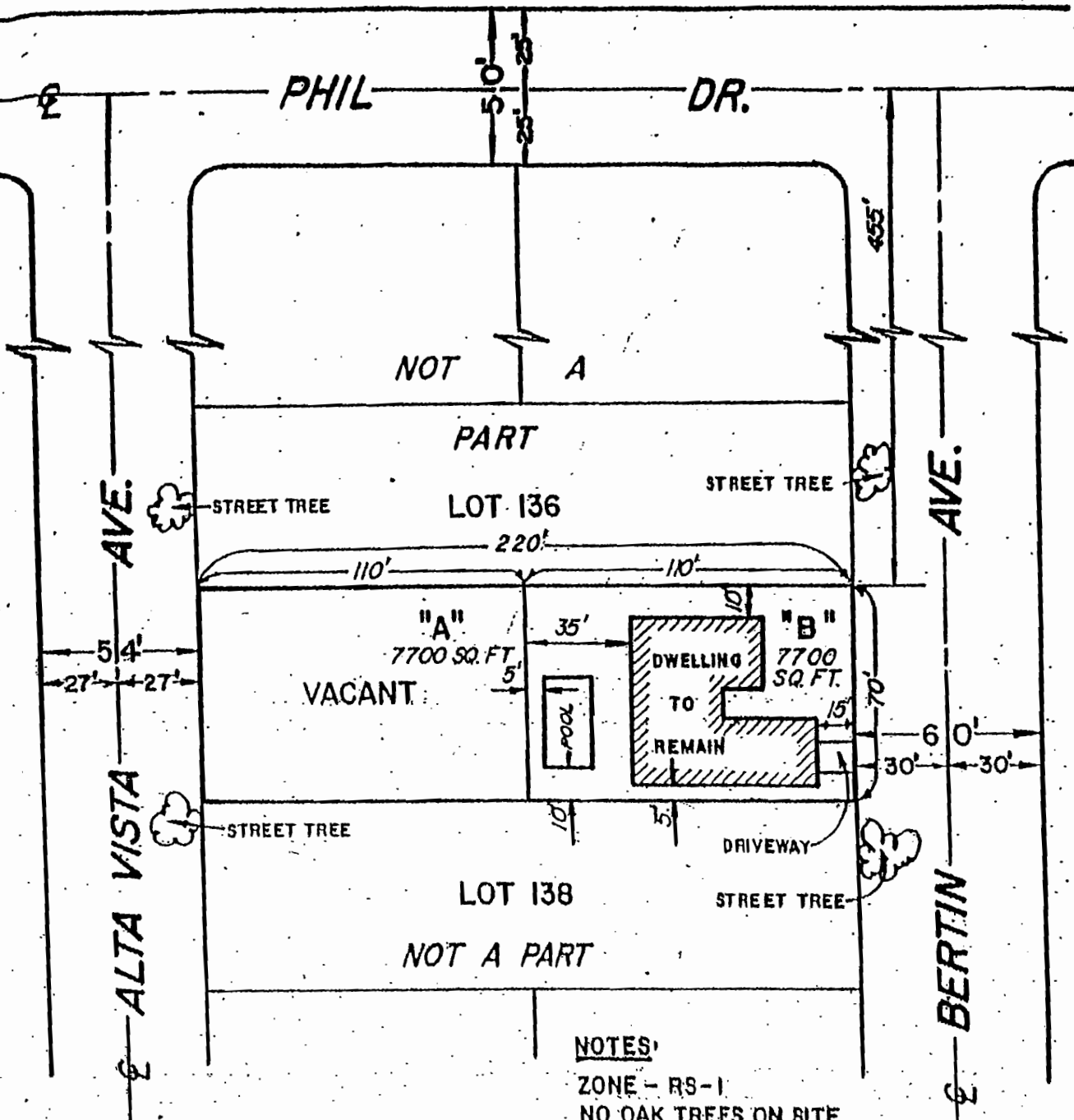
F. *NA* **FLOOD HAZARD AREA:** If site is in a Flood Hazard Area, request Form CP-1815 (Information Sheet for Private Development Hillside and Flood Hazard Areas).

BASE FEE - \$ \_\_\_\_\_ (does not include Environmental fees and 12% surcharge as calculated by Planning Counter, 201 North Figueroa, 4th Floor.)

Reviewed and okayed for filing by \_\_\_\_\_ Date \_\_\_\_\_

G. *NA* **APPEAL RIGHTS:** All Parcel Map applications beginning with the "2005" prefix will have only one level of appeal (Section 17.54).

SAMPLE PRELIMINARY PARCEL MAP LA NO. \_\_\_\_\_



**NOTES:**  
 ZONE - RS-1  
 NO OAK TREES ON SITE

WILLIAM RICE, OWNER  
 7863 ARTHUR AVE.  
 VAN NUYS, CALIF. 90001  
 (818) 782-5282

CHARLES HAMASAKI, SURVEYOR  
 716 VAN NUYS BLVD.  
 VAN NUYS, CALIF. 90010  
 (818) 786-2173

BEING A DIVISION OF LOT 137,  
 OF TRACT NO. 21793, M.B. 31-64/29



## INSTRUCTIONS FOR COMPLETING MASTER LAND USE PERMIT APPLICATION

For Lot-line Adjustments, Certificates of Compliance or Parcel Map cases, omit Items #4 and #7. Also, Item #6 does not require a notarized signature. For Item #5, use Supplemental Application (below), if more than one owner is involved in a Lot-line Adjustment or Certificate of Compliance case.

For Item #3, use the following Code Sections:

- Lot-line Adjustments - Code Section 17.50.B3
- Certificates of Compliance - State Map Act Section 66499.34
- Parcel Maps - Code Section 17.50, et al

The undersigned agrees to submit all of the required documents to the satisfaction of the Advisory Agency.

For use with Lot-line Adjustments or Certificates of Compliance, if more than one owner is affected.

NAME (print) \_\_\_\_\_

SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY AND ZIP \_\_\_\_\_

TELEPHONE \_\_\_\_\_

NAME (print) \_\_\_\_\_

SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY AND ZIP \_\_\_\_\_

TELEPHONE \_\_\_\_\_

Owner's Signature \_\_\_\_\_

Owner's printed name \_\_\_\_\_

Address \_\_\_\_\_

City and Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Owner's Signature \_\_\_\_\_

Owner's printed name \_\_\_\_\_

Address \_\_\_\_\_

City and Zip \_\_\_\_\_

Telephone \_\_\_\_\_





**5. OWNER/APPLICANT INFORMATION**

Applicant's Name \_\_\_\_\_ Company \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
\_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Property Owner's Name (if different than applicant) \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
\_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact Person for project information \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
\_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

**6. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: \_\_\_\_\_  
(Record owner only)

Subscribed and sworn before me this (date): \_\_\_\_\_

Print: \_\_\_\_\_

In the County of \_\_\_\_\_, State of California

Date: \_\_\_\_\_

Notary Public \_\_\_\_\_

Stamp:

**7. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on an attached sheet(s), this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Reviewed by _____	Reviewed on _____	By _____
Approved by _____	Approved on _____	By _____



# Los Angeles City Planning Department

221 North Figueroa  
16th Floor



Date: May 24, 2000

To: Licensed Engineers, Surveyors and Subdivision Consultants

From: Emily Gabel-Luddy *Emily Gabel-Luddy*  
Deputy Advisory Agency

Subject: Residential Parking Policy for Division of Land - No. AA 2000-1

Attached is a parking policy addressing standards for new condominiums and condominium conversions.

Please retain for your files. If you have any questions do not hesitate to contact me at (213) 580-5529.

EGL:oss

Attachment: AA 2000-1 (Parking Policy)

No. AA 2000-1  
RESIDENTIAL PARKING POLICY

New Condominiums:

- A. Up to 5 units
  - 1. 2 per du
  - 2. Minimum 1/4 guest per du<sup>1</sup>
- B. Six units or more
  - 1. 2 per du
  - 2. 1/4 guest in non-parking congested areas<sup>1</sup>  
1/2 guest in parking congested areas<sup>1</sup>
  - 3. For side-by-side parking in private garages with direct entries into the units, 1/4 guest parking per unit will be permitted in parking congested areas.

Condominium Conversions:

- A. Minimum of 2 parking spaces per unit for projects if the building is more than five years old from a temporary issuance of its Certificate of Occupancy.
- B. For projects where the building is five or less years old from the Certificate of Occupancy, standards for new condominiums will apply.

EXCEPTIONS

Exceptions will be considered by the Advisory Agency pursuant to LAMC Section 12.22-A,26 ("Adaptive Reuse Projects in the Greater Downtown Los Angeles Area," Ordinance No. 172,571). Stock Cooperative Conversions will be considered on case-by-case basis.

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<sup>1</sup>Determinations on required parking by the Advisory Agency are not intended to supercede more restrictive requirements contained in other adopted City ordinances such as adopted specific plans and "Q" conditions. Further, additional guest parking will be considered in special areas of the City which are either subject to unusual public access demands (such as the beach areas) or areas where on-street parking is highly restricted (Major Highways, such as Barham Boulevard).

**INSTRUCTIONS  
ON-SITE POSTING OF PUBLIC HEARING NOTICES  
(Ord. No. 164,845, Eff. 6/17/89)**

**Note:** The applicant in this case is required to post an on-site notice of upcoming public hearing pursuant to Ordinance No. 164,845.

**Instructions:**

1. Obtain the blank posting sign and certificate form at the City Planning Public Counter. The blank sign and form are given to the applicant when the case is filed and required fees are paid.
2. The applicant or designated poster will receive official written notice of the date, time and location of the public hearing and a map showing the subject property on the reverse side of the notice sheet. Appeal notices may not have maps on the reverse side. It will be the responsibility of the owner/applicant or representative to contact the City Planning Department for verification of date, time and location of meeting.
3. Attach a copy of the front (the written notice) and back (the radius map or, in Land Division cases, the Tentative Tract or Preliminary Parcel Map) of the written notice to the lower half of the sign to be posted. For appeals the radius map need not be affixed to the sign. (See illustration "A" below).
4. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing. (See illustration "B" below).
5. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire posting period.
6. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
7. YOU ARE REQUIRED TO POST THE SIGN 10 DAYS BEFORE THE SCHEDULED PUBLIC HEARING, AND 10 DAYS BEFORE THE INITIAL CITY OR AREA PLANNING COMMISSION DECISION MEETING.
8. If a hearing officer holds the public hearing, the applicant must post both the public hearing and the initial commission meeting on the matter.
9. Return the signed and dated certificate of posting to the Department of City Planning entering the correct room number and case number, two days prior to hearing or meeting.
10. After the hearing remove the posted sign from the subject property.

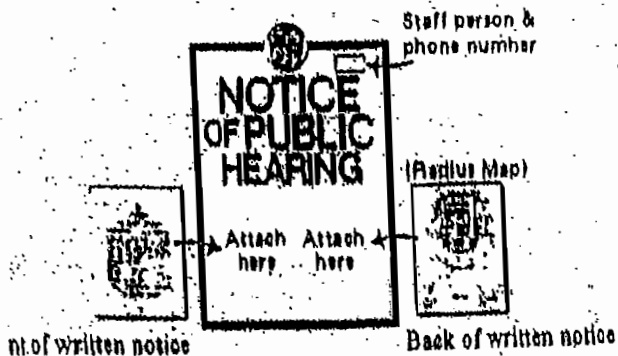


illustration "A"

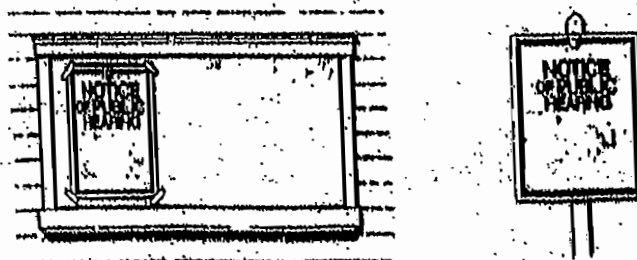


illustration "B"

**CERTIFICATE OF POSTING - "PUBLIC HEARING"**

**CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012-4801**

CASE NO. \_\_\_\_\_

- ) Community Planning Bureau-Metro/South/East - Room 667
- ) Subdivisions/Parcel Maps - Room 763
- ) Zoning Administration - Room 763
- ) Community Planning Bureau-West/Coastal - Room 621

**CERTIFICATE OF POSTING**

This certifies that I/WE have posted the "NOTICE OF PUBLIC HEARING" sign for

\_\_\_\_\_  
(type of request)

located at \_\_\_\_\_  
(address of development)

Public Hearing scheduled \_\_\_\_\_

I hereby certify under the penalty of perjury that I posted the above-mentioned NOTICE OF PUBLIC HEARING on the  
\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Owner/Applicant (Print)

OR

\_\_\_\_\_  
Representative/Posting Agent (Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

THE PROCESSING OF YOUR CASE WILL NOT BE COMPLETED UNTIL THIS FORM IS RETURNED TO THE CASE FILE FOR YOUR PROJECT (SEE ABOVE FOR ROOM NUMBERS).

DEPARTMENT POLICY REQUIRES THAT FOR VERIFICATION OF THE DATE OF POSTING A MINIMUM OF TWO PHOTOGRAPHS MUST BE TAKEN (FRONT PAGE OF A NEWSPAPER WITH THE DATE CLEARLY READABLE IN THE PHOTOGRAPH NEXT TO THE SIGN AND ANOTHER SHOWING THE SIGN(S) POSTED ON THE SITE FROM ACROSS THE STREET).

REGARDLESS OF WHO POSTS THE SITE IT IS ALWAYS THE RESPONSIBILITY OF THE APPLICANT/OWNER TO ASSURE THAT THE NOTICE IS FIRMLY ATTACHED, LEGIBLE, POSTED FOR PUBLIC VIEW FROM THE PROPERTY STREET FRONTAGE, AND REMAINS IN THAT CONDITION THROUGHOUT THE ENTIRE POSTING PERIOD.

**CERTIFICATE OF POSTING - "CITY/AREA PLANNING COMMISSION MEETING"**

**CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012-4801**

CASE NO. \_\_\_\_\_

- ( ) City/Area Planning Commission Office - Room 532  
( ) Subdivisions - Room 763

**CERTIFICATE OF POSTING**

This certifies that I/WE have posted the "NOTICE OF CITY/AREA PLANNING COMMISSION MEETING" sign for

\_\_\_\_\_ (type of request)  
located at \_\_\_\_\_ (address of development)  
\_\_\_\_\_

CHECK OFF THE APPROPRIATE BOX AND ENTER THE NECESSARY INFORMATION:

- CITY PLANNING COMMISSION MEETING SCHEDULED \_\_\_\_\_  
 \_\_\_\_\_ AREA PLANNING COMMISSION MEETING SCHEDULED \_\_\_\_\_

I hereby certify under the penalty of perjury that I posted the above-mentioned NOTICE OF PUBLIC HEARING on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Owner/Applicant (Print) \_\_\_\_\_ OR Representative/Posting Agent (Print) \_\_\_\_\_  
Signature \_\_\_\_\_ Signature \_\_\_\_\_

Date \_\_\_\_\_

THE PROCESSING OF YOUR CASE WILL NOT BE COMPLETED UNTIL THIS FORM IS RETURNED TO THE CASE FILE FOR YOUR PROJECT (SEE ABOVE FOR ROOM NUMBERS).

DEPARTMENT POLICY REQUIRES THAT FOR VERIFICATION OF THE DATE OF POSTING A MINIMUM OF TWO PHOTOGRAPHS MUST BE TAKEN (FRONT PAGE OF A NEWSPAPER WITH THE DATE CLEARLY READABLE IN THE PHOTOGRAPH NEXT TO THE SIGN AND ANOTHER SHOWING THE SIGN(S) POSTED ON THE SITE FROM ACROSS THE STREET).

REGARDLESS OF WHO POSTS THE SITE IT IS ALWAYS THE RESPONSIBILITY OF THE APPLICANT/OWNER TO ASSURE THAT THE NOTICE IS FIRMLY ATTACHED, LEGIBLE, POSTED FOR PUBLIC VIEW FROM THE PROPERTY STREET FRONTAGE, AND REMAINS IN THAT CONDITION THROUGHOUT THE ENTIRE POSTING PERIOD.

**NOTICE OF POSTING FOR  
CITY/AREA PLANNING COMMISSION MEETING**

CASE NO. \_\_\_\_\_

LOCATION: \_\_\_\_\_  
(address of development)

**THE ABOVE REFERENCED CASE WILL BE HEARD BY (Check off the appropriate box and enter the necessary information):**

CITY PLANNING COMMISSION

\_\_\_\_\_ AREA PLANNING COMMISSION

**AT ITS REGULAR MEETING:**

DATE: \_\_\_\_\_

LOCATION: \_\_\_\_\_

TIME: \_\_\_\_\_

To verify the above information, call the Los Angeles City Planning Department Commission Office at (213) 978-1300.

## CONSENT TO EXTENSION OF TIME

DATE: \_\_\_\_\_

PRELIMINARY PARCEL MAP NO. \_\_\_\_\_

In accordance with Section 17.53-F of the Los Angeles Municipal Code, it is mutually agreed that the 30-day time limit for the action of the Advisory Agency on the preliminary parcel map noted above be waived until all reports from the appropriate City departments have been received. This waiver does not affect the applicant's rights under the permit streamlining act which requires timely action on this application and cannot be waived.

\_\_\_\_\_  
Applicant or His Representative

\_\_\_\_\_  
Advisory Agency Representative



**PARCEL MAP FILING FEES**

Base + Lots/ + 2% + 3% + 7% = TOTAL  
 Fee Dus

1 Add'l parcel	770	+	47	+	16	+	25	+	57	=	\$ 915
2 Add'l parcels	770	+	94	+	17	+	24	+	60	=	\$ 973
3 Add'l parcels	770	+	141	+	18	+	27	+	64	=	\$ 1,020

1 Add'l parcel	1027	+	63	+	22	+	33	+	76	=	\$ 1,221.00
2 Add'l parcels	1027	+	125	+	23	+	35	+	81	=	\$ 1,291.00
3 Add'l parcels	1027	+	188	+	24	+	36	+	85	=	\$ 1,360.00

1 Parcel, 2 units	685	+	84	+	15	+	23	+	54	=	\$ 861.00
1 Parcel, 3 units	685	+	126	+	16	+	24	+	57	=	\$ 908.00
1 Parcel, 4 units	685	+	168	+	17	+	26	+	60	=	\$ 956.00

1 Parcel, 2 units	913	+	112	+	21	+	31	+	72	=	\$ 1,149.00
1 Parcel, 3 units	913	+	168	+	22	+	32	+	76	=	\$ 1,211.00
1 Parcel, 4 units	913	+	236	+	25	+	37	+	87	=	\$ 1,398.00

1 Parcel, 2 units	1370	+	84	+	29	+	44	+	102	=	\$ 1,629.00
1 Parcel, 3 units	1370	+	126	+	30	+	45	+	105	=	\$ 1,676.00
1 Parcel, 4 units	1370	+	168	+	31	+	46	+	108	=	\$ 1,723.00

1 Parcel, 2 units	1827	+	112	+	39	+	58	+	136	=	\$ 2,172.00
1 Parcel, 3 units	1827	+	168	+	40	+	60	+	140	=	\$ 2,235.00
1 Parcel, 4 units	1827	+	236	+	43	+	65	+	151	=	\$ 2,422.00

1 Add'l parcel	1886	+	45	+	39	+	58	+	135	=	\$ 2,183.00
2 Add'l parcels	1886	+	90	+	40	+	59	+	138	=	\$ 2,213.00
3 Add'l parcels	1886	+	135	+	40	+	61	+	141	=	\$ 2,283.00

1 Add'l parcel	2515	+	60	+	52	+	77	+	180	=	\$ 2,884.00
2 Add'l parcels	2515	+	120	+	53	+	79	+	184	=	\$ 2,951.00
3 Add'l parcels	2515	+	180	+	54	+	81	+	189	=	\$ 3,019.00

1 Add'l parcel	3772	+	90	+	77	+	116	+	270	=	\$ 4,325.00
2 Add'l parcels	3772	+	180	+	79	+	119	+	277	=	\$ 4,427.00
3 Add'l parcels	3772	+	270	+	81	+	121	+	283	=	\$ 4,527.00

1 Add'l parcel	5028	+	120	+	103	+	154	+	360	=	\$ 5,765.00
2 Add'l parcels	5028	+	240	+	105	+	156	+	366	=	\$ 5,900.00
3 Add'l parcels	5028	+	360	+	108	+	162	+	377	=	\$ 6,035.00

**MISCELLANEOUS FEES**

Base + 2% + 3% + 7% = TOTAL  
 Fee

Parcel Map Exemption	722	14	22	51	\$ 809
2 or more parcels					

Certificate of Compliance	643	13	19	45	\$ 720
per parcel					

Parcel Map Modification (per parcel)	1803	36	54	126	\$ 2,019
per case					

Extension of Time	285	5	8	19	\$ 297
Parcel Maps					
Coastal Permits	138	3	4	10	\$ 155

Approval of Required Landscaping Plan	118	2	4	8	\$ 132
plan review					

Approval of Required Building Inspection Reports	107	2	3	7	\$ 119
fee					

Approval of Required Relocation Assessment Plan	107	2	3	7	\$ 119
fee					

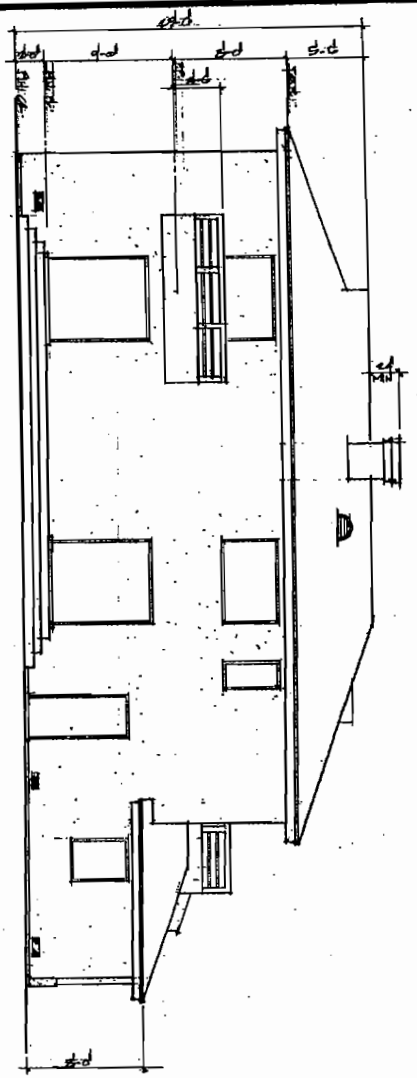
Appeals	70	1	2	5	\$ 78
other than applicant					

applicant - 85% of original filing fee + 2% + 3% + 7%

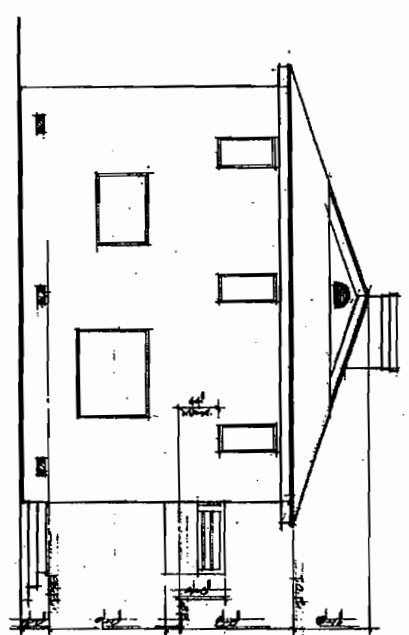
Categorical Exemption	54	1	2	4	\$ 61
Reconsideration	96	2	3	7	\$ 108
Environmental Assessment	637	13	19	45	\$ 714

When the project is a combination of the above fee categories, the highest fee is charged.  
 CR-1883A (rev. 8-15-04)

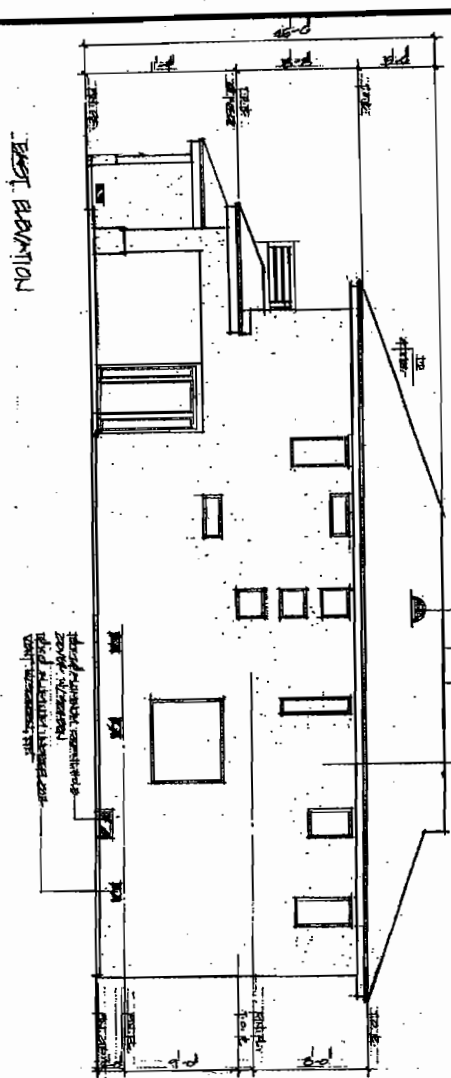




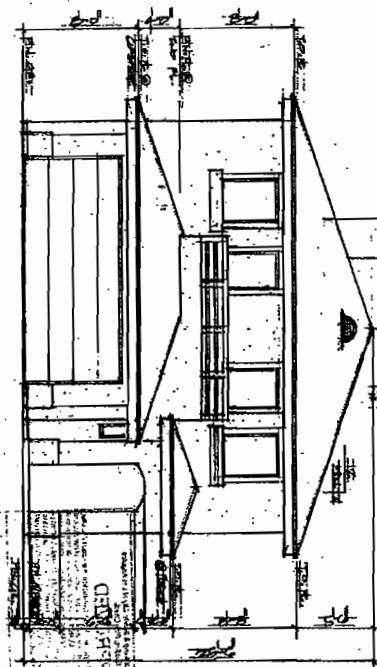
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

1st FLOOR ALUMINUM ARCHES  
WEST SIDE OF THE  
BUILDING

STANDARD LIGHT FIXTURES  
INSTALL AT THE CENTER  
OF EACH WINDOW AND DOOR

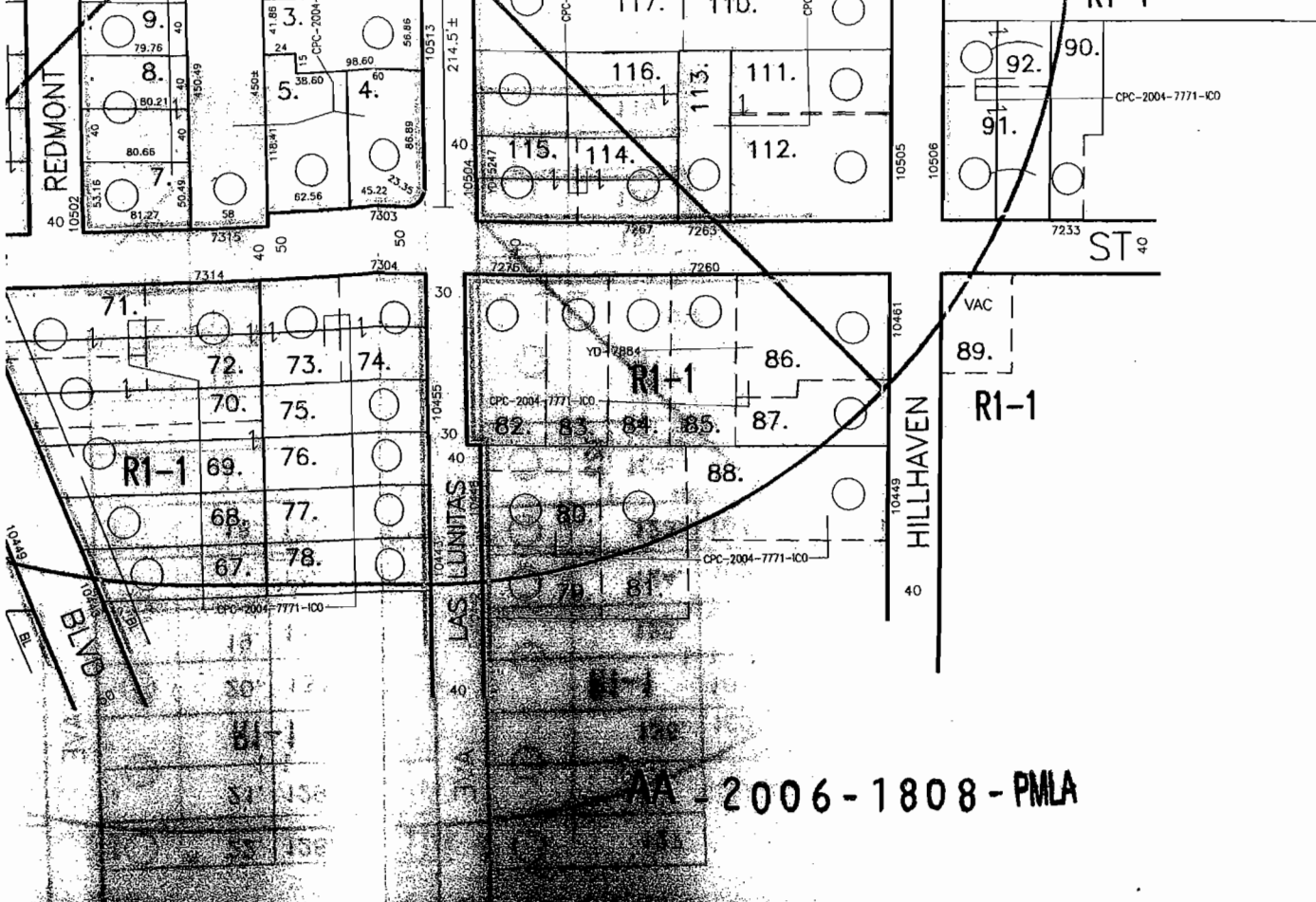
1st FLOOR ALUMINUM ARCHES  
EAST SIDE OF THE  
BUILDING

A-3

DATE	DESCRIPTION



PROPOSED: AA 2006-1808 PMLA  
ZA 2006-2026 ZV

AA - 2006-1808 - PMLA

PRELIMINARY PARCEL MAP  
 & ZONE VARIANCE

DRAWN BY:  
 JPL Zoning Services  
 1000 N. Noyes Hill  
 San Jose, CA 95128  
 408-251-0010

CASE NO:  
 DATE: 02-28-06  
 DRAWN BY: JPL ZONING SERVICES  
 DRAWN OR CAD: 207B197, 204B197  
 SCALE: 1"=100'  
 TYPE: FIELD

CONTACT:  
 NAME: ROBERT LAMISHAW  
 PHONE NO: 818-781-0016

NET ACRES  
 = 0.38 Acres

NORTH

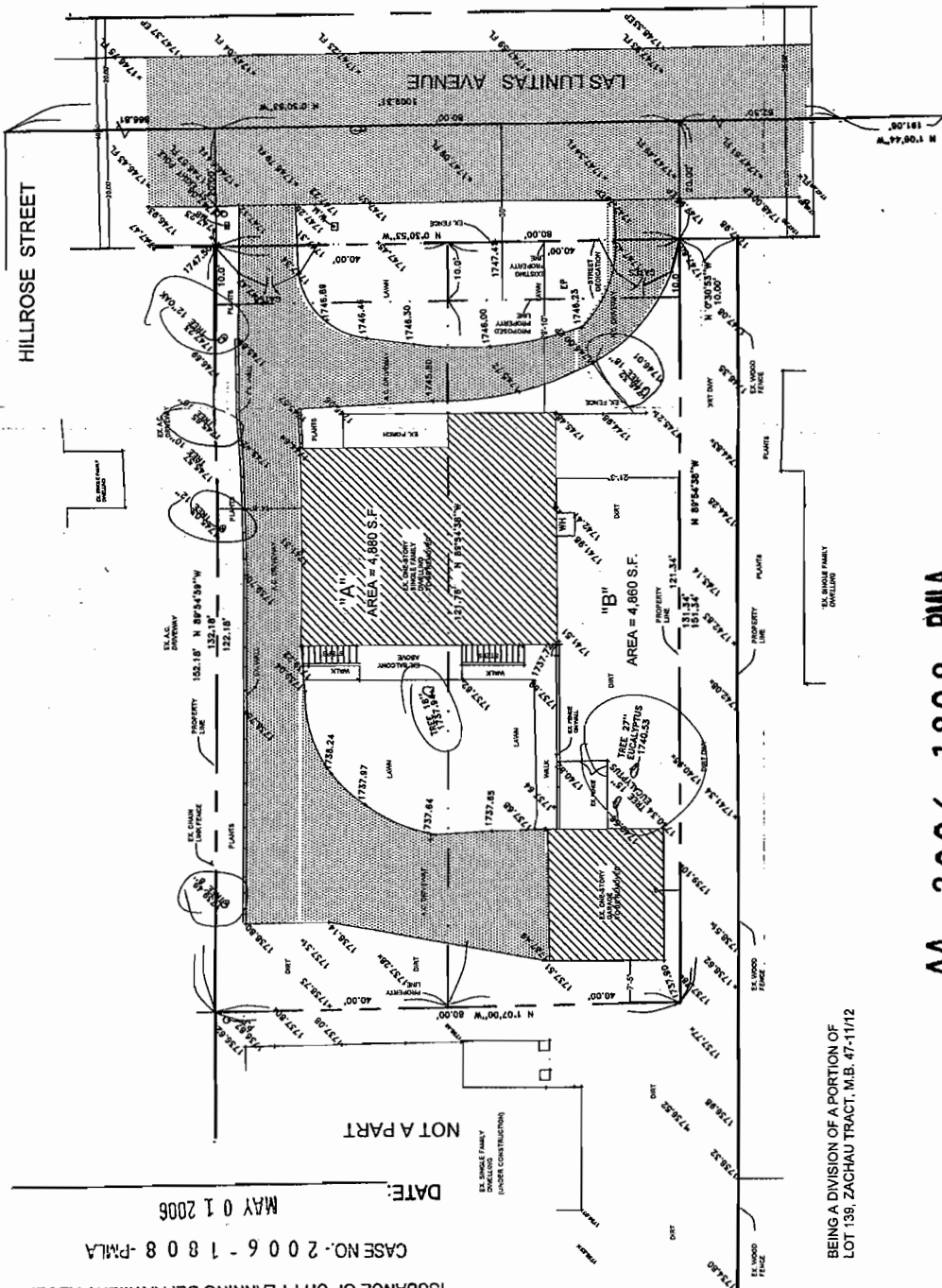
JPL-4859RM

THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR  
ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT

CASE NO. - 2006 - 1808 - PMLA

DATE: MAY 01 2006

NOT A PART



BEING A DIVISION OF A PORTION OF  
LOT 139, ZACHAU TRACT, M.B. 47-11/12

AA - 2006 - 1808 - PMLA

PRELIMINARY PARCEL MAP NO.:

JPL Zoning Services  
6263 Van Nuys Blvd.  
Van Nuys, CA 91401  
(818)781-0016

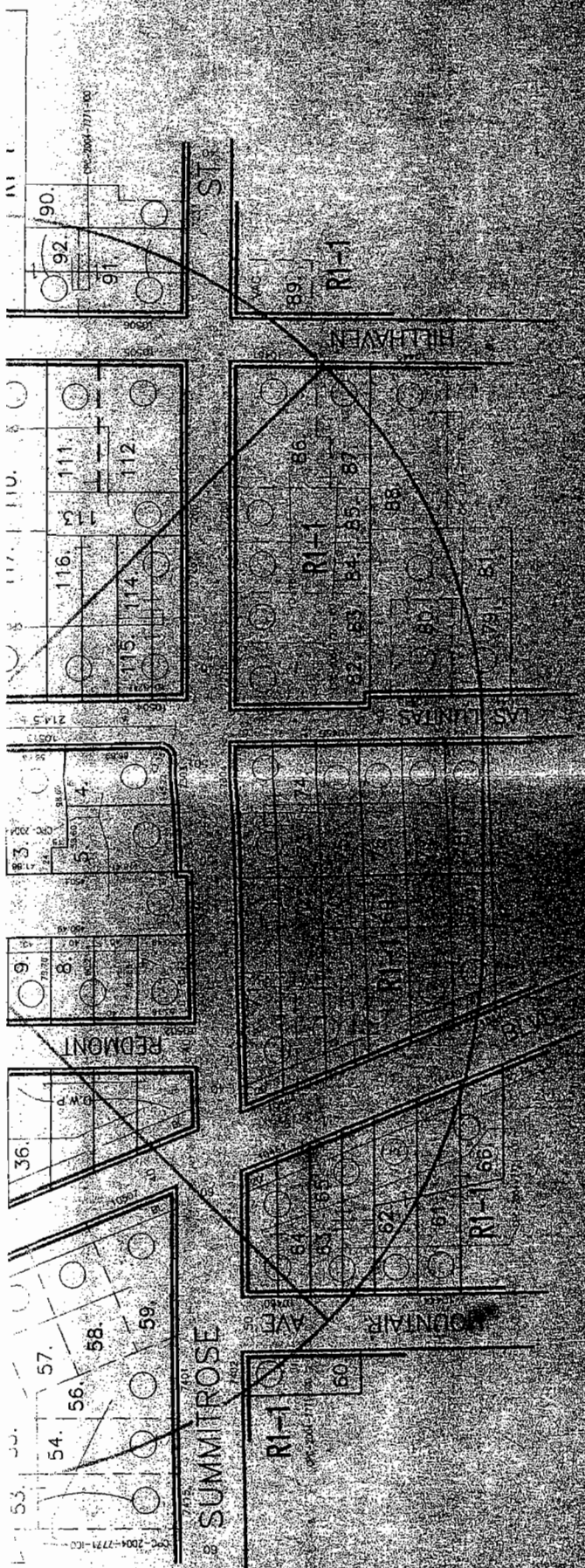


NOTES

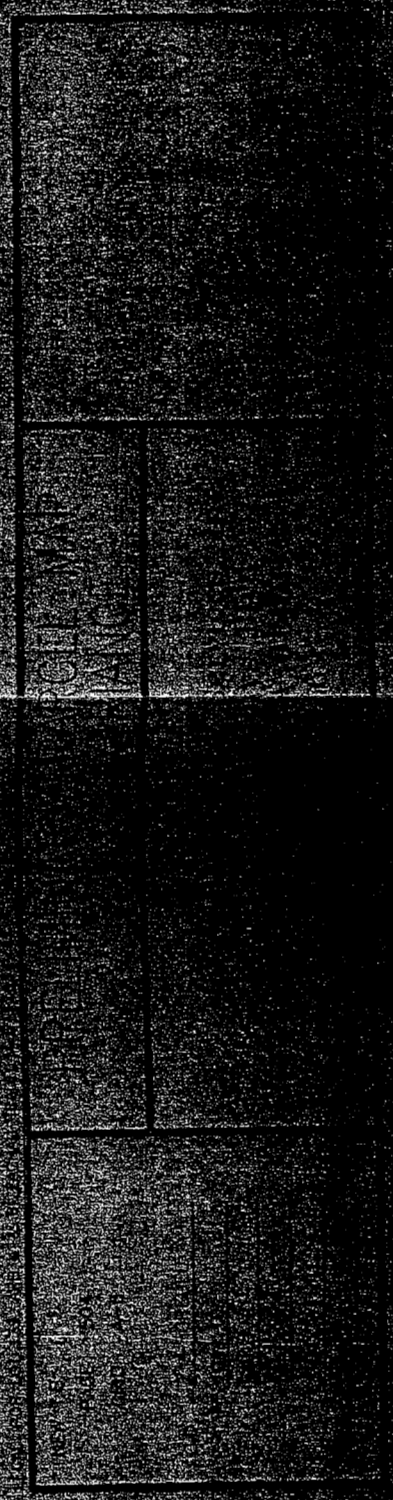
1. Applicant/Developer  
Vijay Churn  
10525 N. Las Lunitas Ave.  
Los Angeles, CA 91042  
Phone: 818-355-5011  
Representative:  
Robert B. Lamishaw  
JPL Zoning Services, Inc.  
6263 Van Nuys Blvd.  
Van Nuys, CA 91401  
PH: 818-781-0016 FAX: 818-781-0929  
email: lamishaw@jplzoning.com
2. Jerry M. Crowley  
Engineering Services, Inc.  
2341 W Silver Lake Dr.  
Los Angeles, CA 90039
3. Zone: R1-1
4. One Oak Tree on site to remain
5. All structures and non-Oak trees to be removed
6. Sewers are available, installed from street
7. Situs: 10525 N. Las Lunitas Ave, LA 91042
8. Requesting: Lot Split and mid-point lot width variance
9. Not in special hazard, floodway or mud-prone areas, potentially hazardous areas, geologically hazardous area, areas subject to inundation or flood hazards.
10. Not within mountain fire district
11. Area Calculations:  
Parcel  
A Net: 4,880 s./70.11 Ac  
Gross: 6,070 s./70.14 Ac  
B Net: 4,860 s./70.11 Ac  
Gross: 6,070 s./70.14 Ac
12. APN: 2566-014-058
13. LEGAL DESCRIPTION: Por Lot 139 Arb 4 Zachau Tract MB 47-11/12

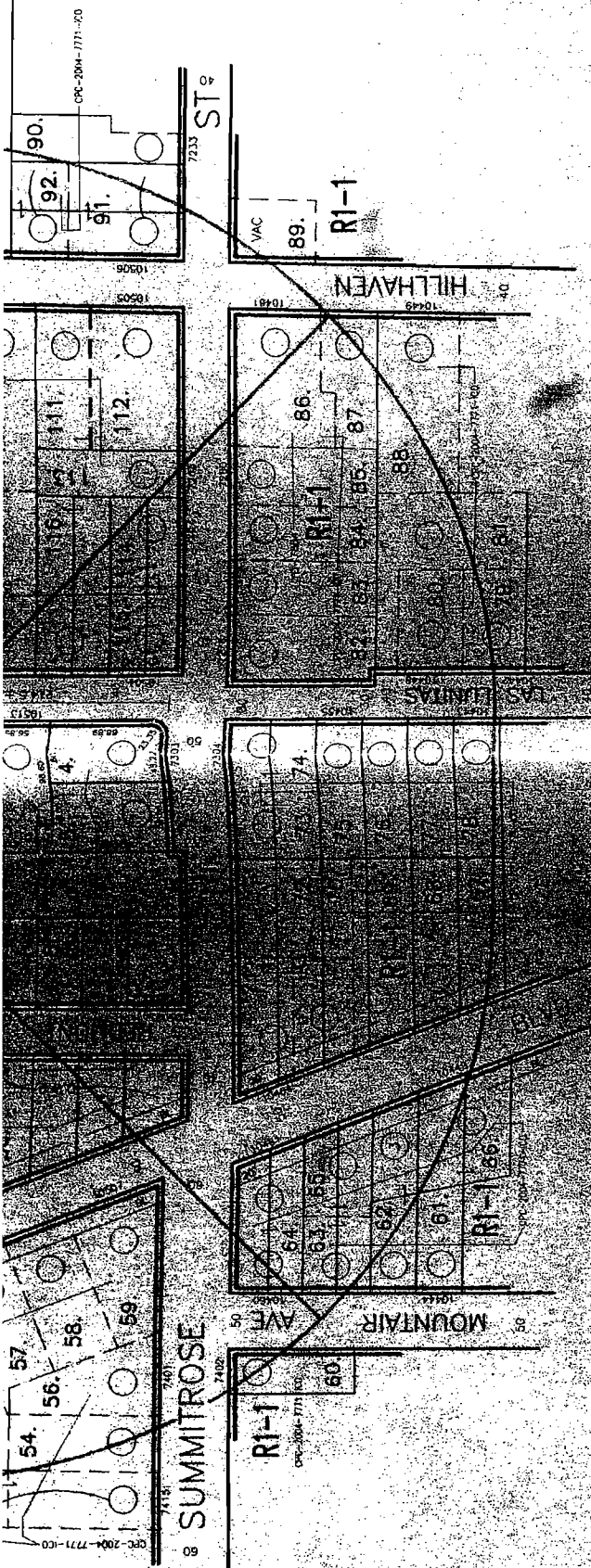
SCALE: 1" = 20'  
DATE: 14 DECEMBER 2005

JPL-4859ppm



AA 2006-1808-PMA





AA-2006-1808-PM1A

NEW T.B.  
PAGE 50A  
ORIG. 1/13/03  
CITY OF PHOENIX  
PLANNING DEPARTMENT  
DATE: 01/13/03  
DRAWN BY: JRL

PRELIMINARY ZONING MAP  
SPECIALTY SERVICES  
DATE: 12-28-06  
SCALE: 1" = 100'  
FIELD

CASE NO. 012-28-06  
DATE: 12-28-06  
DRAWN BY: JRL ZONING SERVICES  
FOR CAD: 207B/97, 204E/97  
SCALE: 1" = 100'  
FIELD

NET ACRES  
= 0.38 ACRES



JPL-4859RM